







Willow Cottage Nutburn Road | £1,295,000

North Baddesley, Hampshire, SO52 9BG

Henshaw Fox









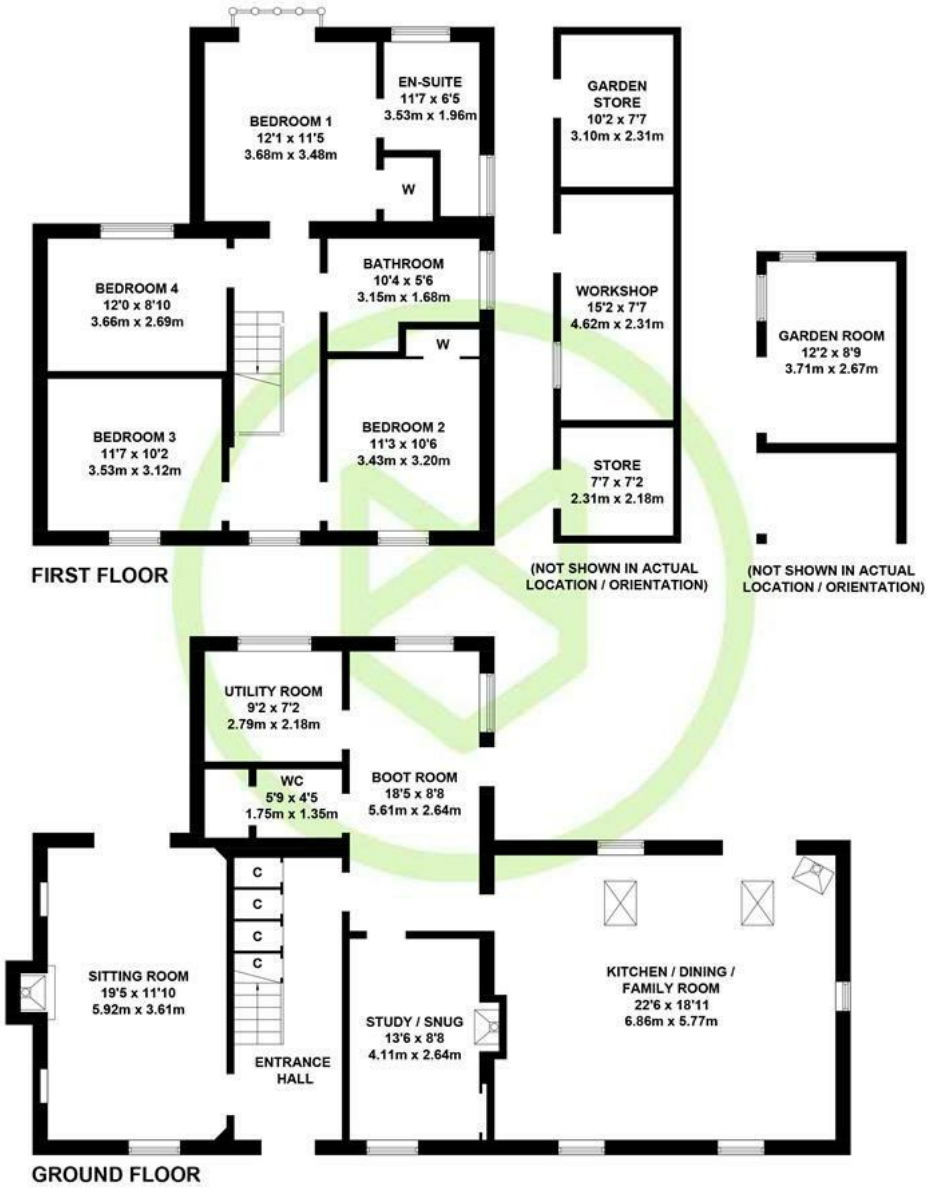




Willow Cottage, Nutburn Road

North Baddesley, Hampshire, SO52 9BG

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1272 SQ FT / 118.2 SQ M
FIRST FLOOR = 807 SQ FT / 75.0 SQ M
OUTBUILDINGS = 358 SQ FT / 33.3 SQ M
TOTAL = 2437 SQ FT / 226.5 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID903210)

Summary

An exceptional detached residence occupying a peaceful position on the fringes of North Baddesley village, perfectly placed for local amenities and the local countryside. Set within landscaped gardens and grounds of approximately 1 acre, the property enjoys a high degree of privacy and backs directly onto open fields. The accommodation comprises four generous double bedrooms, with bedroom one enjoying a walk-in wardrobe, en-suite shower room, and a 'Juliet' balcony providing far reaching views across to Great Covert Woods. The remaining bedrooms are served by a stylish four-piece family bathroom. The ground floor offers a welcoming sitting room centred around a wood-burning stove, an impressive kitchen/dining/family room with a vaulted ceiling, a study/snug, a substantial boot room, utility room, and a ground floor WC. Externally, the gardens and grounds are a true standout feature, providing a picturesque setting, ideal for enjoying the surrounding countryside and outdoor living.

Features

- A beautiful detached home set within one acre of grounds and gardens
- Open countryside to the front and rear of the home
- Discreetly positioned on Nutburn Road, a country lane connecting North Baddesley and Chandlers Ford
- Air source heat pump, 5kwh solar panels, 5kwh inverter and a 10kwh battery for storing excess energy
- Four double bedrooms, en-suite shower room and a four piece family bathroom
- Sitting room, kitchen/dining/family room and study/snug
- Boot room, utility room and ground floor WC
- Convenient location for access to Romsey, Winchester & Southampton

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Accommodation
The welcoming reception hall provides access to the sitting room, boot room and bespoke understairs storage. The sitting room features double doors opening onto the rear garden, with a wood-burning stove creating an attractive focal point. The boot room offers a practical rear entrance after countryside walks, complete with fitted bench seating with built-in storage beneath. It also provides access to the utility room and ground floor WC. Designed to maximise natural light, the impressive kitchen/dining/family room delivers a seamless space for both everyday living and entertaining. A vaulted ceiling enhances the sense of space, there are aspects to both the front and rear gardens, a wood-burning stove, and doors opening onto the rear terrace make it ideal for indoor-outdoor living. The kitchen has been individually designed and finished with high-end work surfaces and pocket doors concealing appliances, including a Miele dishwasher, full-height fridge and freezer, oven, and an AEG microwave. A large central island incorporates a breakfast bar and Miele induction hob. A bespoke corner bench with built-in storage provides an ideal dining area. Completing the ground floor is the versatile study/snug, an ideal space to work from home.

Upstairs, a bright landing leads to four double bedrooms, the family bathroom, and loft access. Positioned at the rear, the principal bedroom benefits from a walk-in wardrobe, 'Juliet' balcony, and uninterrupted countryside views. An en-suite shower room features a modern suite, including WC, wash basin, walk-in shower and heated towel rail. Bedrooms two, three and four are all double rooms, with bedroom two further benefitting from a built-in double wardrobe. The family bathroom has been recently updated with a stylish fourpiece suite, comprising WC, twin wash basins with storage beneath, a freestanding bath, walk-in shower, and heated towel rail.

Outside
The property sits within grounds of approximately 1 acre, centrally positioned within its plot and accessed via a tree-lined driveway. To the rear, an expansive lawn backs onto open fields, creating a highly private and peaceful setting. A porcelain tiled terrace adjoins the kitchen/dining/family room and boot room, while pathways lead to additional stone-laid seating areas, ideal for outdoor relaxation. Outbuildings include a garden room with power, lighting and internet connection which is currently used as a home office, along with three brick-built outbuildings providing secure storage. The front gardens are primarily laid to lawn and feature a selection of established trees, complemented by established hedging.

Location
Willow Cottage is located on the very edge of the quiet village of North Baddesley to the south east of Romsey and a short distance from Chandlers Ford. Positioned with good road links to Southampton and Winchester as well as rail links to London from Southampton Airport Parkway (1 hour 9 mins) the cottage is set between cornfields to the rear and grass fields to the front with wonderful open country walks. Local schooling is excellent for both the state and independent sectors, with Kind Edward VI Preparatory School being only a few miles away. The historic market town of Romsey and the Sir Harold Hillier gardens are also accessible within a few miles.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position
Found property to purchase

Age
1960s

Tenure
Freehold

Heating
Air source heat pump and solar panels

Council Tax
Band G - Test Valley Borough Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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