



 Henshaw Fox

26 Six Oaks Road | £399,950
North Baddesley, Hampshire, SO52 9JA



 Henshaw Fox



 Henshaw Fox



 Henshaw Fox

 Henshaw Fox



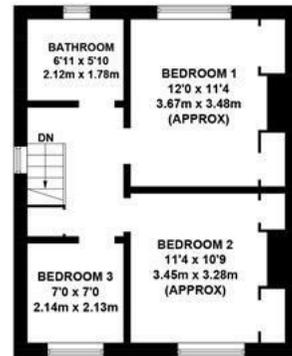
26 Six Oaks Road
North Baddesley, Hampshire, SO52 9JA

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk

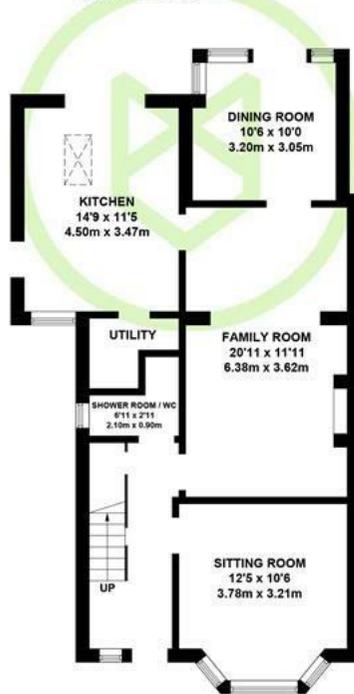


Summary

This extended, traditional 1930s semi-detached home is set on a quiet residential road in the highly sought-after village of North Baddesley. The property offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises a cosy sitting room, a generous family room, separate dining room, extended kitchen, useful utility room, and a convenient downstairs shower room. Upstairs, there are three bedrooms and a well-appointed family bathroom. Outside, the property benefits from a well-maintained and enclosed rear garden with patio and decking areas, as well as driveway parking to the front for two vehicles.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 851 SQ FT / 79.1 SQ M
FIRST FLOOR = 442 SQ FT / 41.1 SQ M
TOTAL = 1293 SQ FT / 120.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID11328)

Features

- Extended 1930's semi-detached house
- Three bedrooms
- Upstairs bathroom and downstairs shower room
- Large family room with log burner
- Extended kitchen with utility
- Driveway parking for two vehicles
- Located within the desirable Village of North Baddesley

EPC Rating

Energy Efficiency Rating
Current D
Potential C

26, Six Oaks Road, North Baddesley, Hampshire, SO52 9JA

Ground Floor

Upon entry, the welcoming entrance hall provides access to the sitting room, family room, ground floor shower room, and stairs leading to the first floor. The sitting room enjoys a large bay window that overlooks the front of the property, filling the space with natural light. The family room, currently used as an additional sitting area, benefits from a skylight and a charming log burner that creates a warm and inviting focal point. The extended dining room offers ample space for a dining table and chairs, with double doors opening directly onto the rear garden. The extended kitchen is well-equipped with a range of wall and base units, built-in appliances, space for a fridge/freezer, and a skylight that enhances the natural brightness. From the kitchen, a side door leads to the garden, a further door to the patio at the rear, while another door opens to the utility room, which includes plumbing for a washing machine and additional storage options.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms and a modern family bathroom. The main bedroom is a spacious double, featuring built-in wardrobes and a lovely view over the rear garden, offering a peaceful and private retreat. Bedroom two is also a double, complete with fitted wardrobes and plenty of space for additional furniture. Bedroom three is a comfortable single, ideal for a child's room, guest room, or a dedicated home office. The family bathroom is well-presented, fitted with a three-piece suite including a panelled bath with overhead shower, WC, and wash basin.

Outside

The rear garden offers a wonderful outdoor space, perfect for relaxing or entertaining, featuring a generous adjoining patio and decking area ideal for outdoor dining and seating. The garden is well enclosed, providing a good degree of privacy, and includes a neatly maintained lawn bordered by mature shrubs and planting, adding colour and character throughout the seasons. A timber shed provides useful storage for garden tools and equipment, completing this well-balanced and functional outdoor area.

Parking

Driveway parking for two vehicles

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

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 publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), 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.

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band C

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

