



44 Knights Meadow | £539,000  
North Baddesley, Hampshire, SO52 9AF





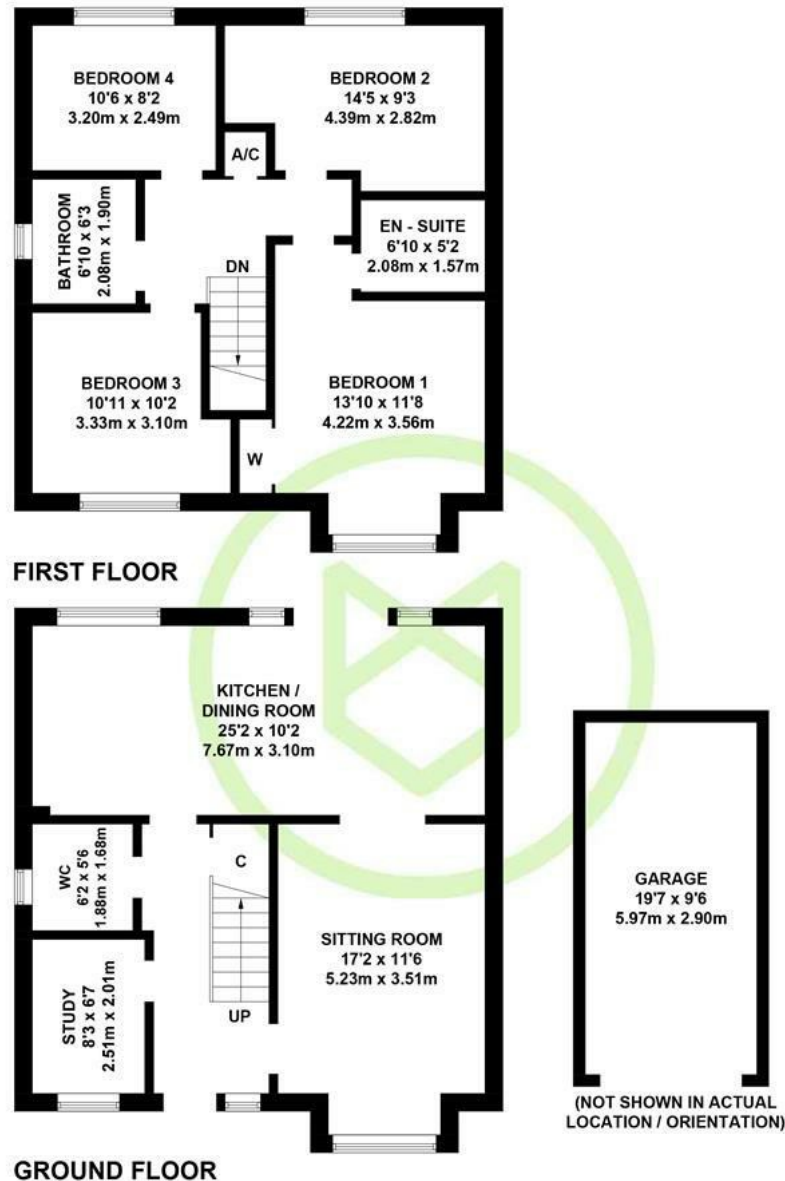
44 Knights Meadow  
North Baddesley, Hampshire, SO52 9AF

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## Summary

This immaculate detached residence is positioned on the sought after Knights Meadow development in North Baddesley, built by renowned developers Bovis Homes. The impressive accommodation features four double bedrooms, en-suite to principal room, family bathroom, useful study, spacious sitting room, cloakroom and open plan kitchen/dining area at the rear of the home. Outside, the home enjoys a well maintained rear garden, garage and driveway.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 665 SQ FT / 61.8 SQ M  
FIRST FLOOR = 665 SQ FT / 61.8 SQ M  
GARAGE = 185 SQ FT / 17.2 SQ M  
TOTAL = 1515 SQ FT / 140.8 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1173072)

## Features

- Modern detached house
- Four double bedrooms
- Modern en-suite, family bathroom and downstairs cloakroom
- Bright and airy sitting room with bay window
- Large kitchen/dining area with double doors opening to the rear garden
- Useful study/playroom
- Driveway leading to garage
- Well maintained rear garden

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential A

# 44, Knights Meadow, North Baddesley, Hampshire, SO52 9AF

## Ground Floor

Upon entry, the inviting entrance hall allows access for the sitting room, study, cloakroom, kitchen/dining area, stairs to first floor landing and under stairs storage cupboard. Located at the rear of the home, the open plan kitchen/dining area provides the perfect modern family living space. It has a selection of wall and base storage units and variety of built in appliances including a fridge/freezer, washing machine, oven, gas hob with extractor above and dishwasher. Double doors open out to the rear garden from the dining area and another set of double doors open into the sitting room. This room is a wonderful social space, complemented by a large bay window providing a bright and airy feel. Currently used as a study, an additional reception room is a versatile room which could also be a perfect playroom. The cloakroom comprises WC, wash basin and built in storage.

## First Floor

The first floor landing provides access to all four bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double with large bay window, built in wardrobe and en-suite comprising walk in shower, WC, wash basin and heated towel rail. The remaining three bedrooms are each comfortable double rooms. The family bathroom features shower over bath, WC, wash basin and heated towel rail.

## Outside

A patio adjoins the rear of the home, and a path leads from here to a gate that provides access to the driveway from the garden. The garden is mainly laid to lawn and enclosed with panel fences. The garden is well stocked with mature shrubs and flower beds.

## Parking

Driveway parking leading to garage. The home has an EV charging point.

## 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

Found onward purchase

## Heating

Gas

## Estate Charge

£415 per annum

## Infant and Junior School

North Baddesley Infant and Junior School

## Secondary School

The Mountbatten School

## Council Tax

Test Valley - Band E

## 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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