



10 Forest Close | £575,000
North Baddesley, Hampshire, SO52 9GW





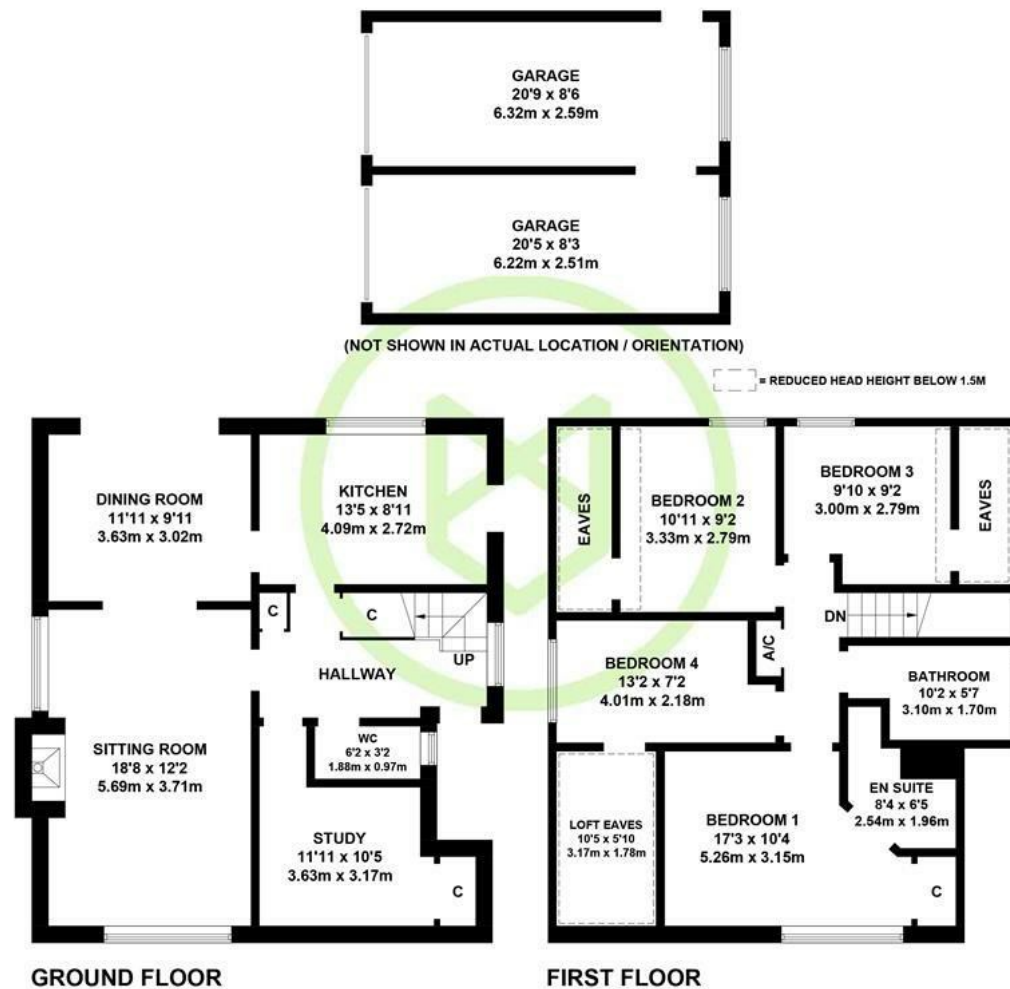
10 Forest Close
North Baddesley, Hampshire, SO52 9GW

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Summary

A well-proportioned and attractive detached chalet-style home, ideally positioned on a generous plot at the end of a quiet close within the desirable and leafy village of North Baddesley. The property offers spacious and versatile accommodation arranged over two floors, comprising four generous double bedrooms, with the principal bedroom benefiting from an en-suite, alongside a family bathroom. The ground floor features a welcoming sitting room with a log-burning stove and double doors opening into the dining room, together with a large kitchen, versatile study and downstairs cloakroom. Outside, a particular highlight is the generous wraparound rear garden, enjoying a desirable south/easterly facing aspect and providing an excellent space for outdoor enjoyment and entertaining. The property further benefits from a double garage and ample driveway parking



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 719 SQ FT / 66.8 SQ M
FIRST FLOOR = 758 SQ FT / 70.4 SQ M
GARAGES = 353 SQ FT / 32.8 SQ M
TOTAL = 1830 SQ FT / 170 SQ M
(INCLUDING EAVES)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1339415)

Features

- Detached chalet style home located within a quiet closed road
- Near to excellent local amenities
- Positioned on a generous plot with wrap around garden
- South westerly facing rear garden
- En-suite to principal bedroom, family bathroom and downstairs cloakroom
- Driveway parking leading to double garage
- Catchment for North Baddesley Infant and Junior Schools, and The Mountbatten Secondary School

EPC Rating

Energy Efficiency Rating
Current C
Potential C

10, Forest Close, North Baddesley, Hampshire, SO52 9GW

Ground Floor

Upon entering the property, the spacious entrance hall provides access to the sitting room, study, cloakroom, useful storage and stairs rising to the first floor. The sitting room is a generous and welcoming reception space, featuring a wood-burning stove, full-height window overlooking the front aspect and an additional side window, creating a particularly light and airy room. Double doors open through to the dining room, providing a natural flow between the two reception spaces, with sliding doors giving direct access onto the rear garden. The study is a versatile additional room, ideally suited to home working or as a quiet study area, and benefits from a large window overlooking the front aspect together with built-in storage. The kitchen is fitted with a good selection of wall and base storage units and offers space for a fridge/freezer, plumbing for a washing machine, plumbing for dishwasher, together with an oven, hob and extractor. A single door provides direct access to the rear garden.

First Floor

The first floor landing provides access to all four bedrooms, the family bathroom and a useful airing cupboard housing the immersion tank. The principal bedroom overlooks the front aspect and is a generous double room, featuring a large alcove providing useful space for a chest of drawers or additional furniture. The room also benefits from an en suite shower room comprising shower, WC, wash basin and heated towel rail. Bedroom two is another well-proportioned double bedroom, overlooking the rear garden and benefiting from a useful storage cupboard. Bedroom three is also a double bedroom with rear garden views and additional storage, while bedroom four is a further generous double room with built-in storage and a large storage cupboard, providing excellent practical storage. Completing the first floor is the family bathroom, which comprises a shower over the bath, WC, wash basin and heated towel rail.

Outside

The rear garden is a generous and particularly attractive feature of the property, wrapping around the side of the home and extending across the rear. Enjoying a desirable south-easterly facing aspect, the garden is well enclosed and offers a good degree of privacy. The garden is thoughtfully arranged with an area of artificial grass, ideal for outdoor seating, together with a large adjoining patio providing an excellent space for entertaining and alfresco dining. Beyond this is a substantial area of lawn, complemented by mature shrub borders and a selection of established fruit trees, adding greenery and character throughout the seasons. A block-paved side passage provides convenient access to a gated driveway, while also leading to the rear door of the double garage, providing practical access to both the garden and garage. The generous front garden is predominantly laid to lawn and bordered with mature shrubs.

Parking

Block paved driveway to the front for several vehicles leading to double garage

Location

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 property to purchase

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley Borough Council - 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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