



**Connells**

Botley Road  
North Baddesley Southampton



# Botley Road North Baddesley Southampton SO52 9DU

for sale offers in excess of  
**£400,000**



## Property Description

This well-presented semi-detached property on Botley Road was refurbished in 2014 - 2016 and thoughtfully extended to the rear. The home offers ample parking via a driveway and garage, leading into an entrance hall with storage and a cloakroom. The lounge features a charming open fireplace with brick surround, flowing into an arched dining area with French doors to the south-facing garden. The kitchen is well-equipped with multiple skylights, integrated appliances, walk-in larder, and separate utility space. Upstairs, there are three bedrooms, with the main bedroom benefiting from a shower cubicle. The family bathroom includes a bath with shower over. Additional benefits include loft storage, double glazing throughout, and a private garden with patio and lawn.

## Location

Botley Road enjoys a prime position in North Baddesley, within easy reach of local amenities including Co-op Food, a pharmacy, doctors' surgery, and community shops. There are good bus links to Romsey, Southampton, and Eastleigh, plus quick access to the M27 and M3. Families benefit from North Baddesley Infant and Junior Schools (both Good, Ofsted) and Mountbatten Secondary School (Good, Ofsted). Local nurseries include Little Oaks Nursery and Nursling Day Nursery. Romsey railway station and Southampton Airport Parkway provide further transport links. Parks, community centres and countryside walks are nearby, making this a convenient

and family-friendly location.

## Entrance Hall

Welcoming entrance with storage, stairs to first floor, inset spotlights.

## Cloakroom

WC, basin, boiler, window to side, vinyl flooring.

## Lounge

12' 4" max x 12' max ( 3.76m max x 3.66m max )

Cosy lounge with open brick fireplace, carpet, arch to dining area.

## Dining Room

11' 1" max x 10' 1" max ( 3.38m max x 3.07m max )

Light-filled dining space with French doors to garden, archway to lounge.

## Kitchen

14' 3" x 10' 1" ( 4.34m x 3.07m )

Modern kitchen with skylights, integrated appliances, two-bowl sink, induction hob, walk-in larder & ample sockets.

## Utility

7' 11" x 8' 3" ( 2.41m x 2.51m )

Separate utility area with plumbing for

washing machine & side window.

## Landing

Landing with side window, loft access, stairs to ground floor.

## Bedroom One

13' 1" x 11' 1" ( 3.99m x 3.38m )

Double bedroom with shower cubicle & rear aspect window.

## Bedroom Two

12' 5" x 11' 6" ( 3.78m x 3.51m )

Double bedroom with front aspect window.

## Bedroom Three

8' 11" x 6' 8" ( 2.72m x 2.03m )

Single bedroom with front aspect window.

## Bathroom

Family bathroom with bath & shower over, wood laminate flooring, obscured rear window.

## Outside

## Rear Garden

South-facing garden with patio, lawn, timber fencing & rear access.

## Front Garden

Drive way suitable for multiple vehicals, mature shrubs and boarders.

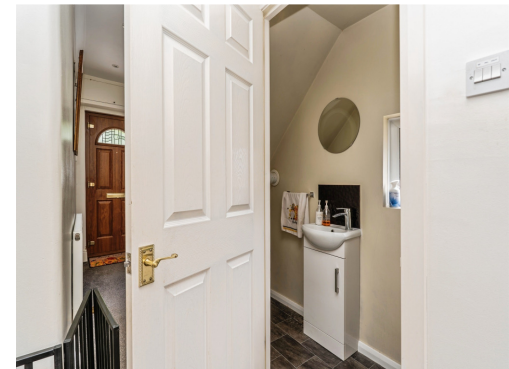
## Garage

19' 8" x 8' 6" ( 5.99m x 2.59m )

A detached garage with an up and over door.

## Agents Notes

Please note: The property was refurbished and extended by the current owners in 2014 and offers generous off-road parking and flexible living space ideal for family life. Buyers should satisfy themselves on boundaries and parking arrangements prior to exchange. Fixtures and fittings not mentioned in these details are excluded. All measurements and descriptions are for guidance only and should be verified by buyers as required.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01794 830 833**  
**E [romsey@connells.co.uk](mailto:romsey@connells.co.uk)**

13a The Hundred  
 ROMSEY SO51 8GD

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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