



16 Harris Way | £600,000  
North Baddesley, Hampshire, SO52 9PA





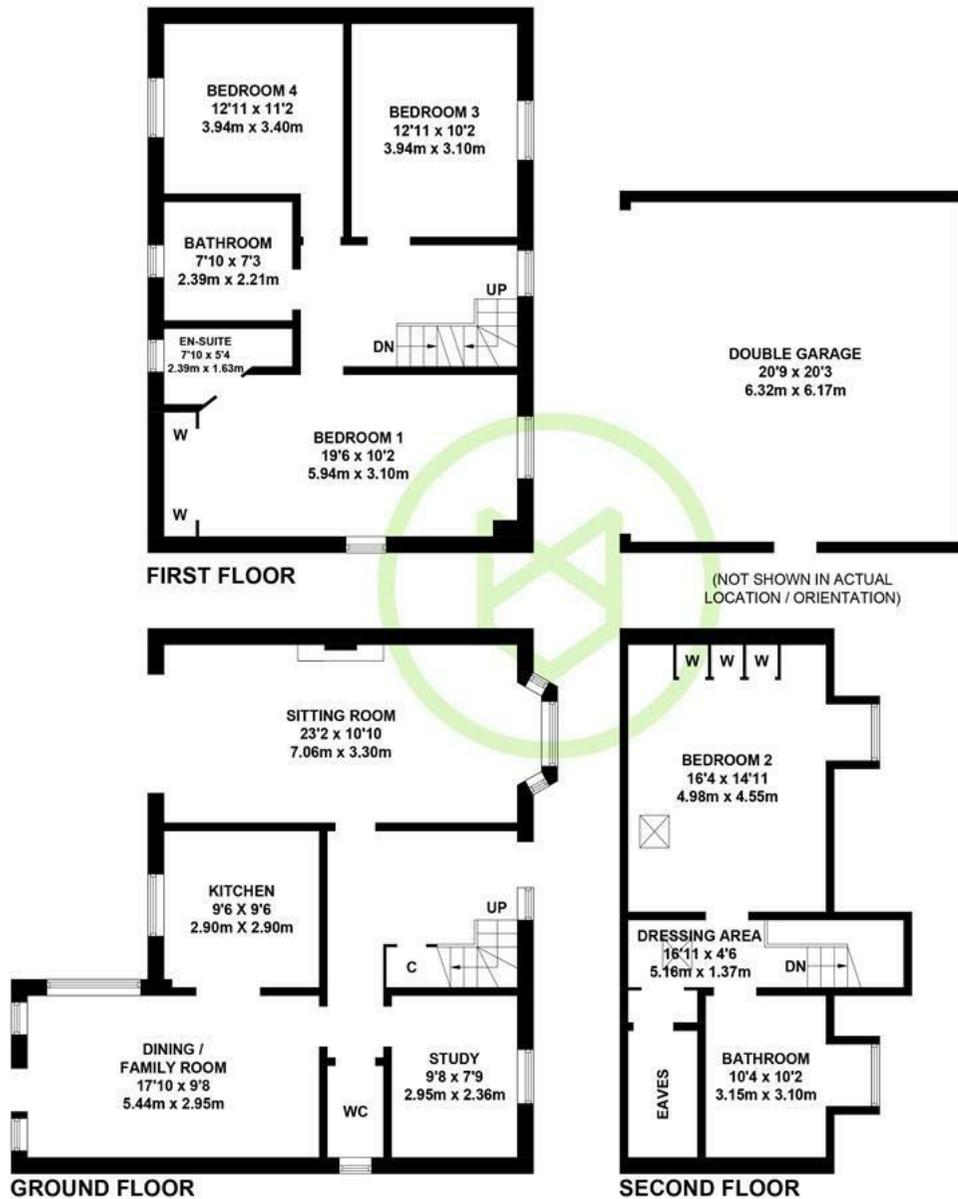
16 Harris Way  
North Baddesley, Hampshire, SO52 9PA

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



# Summary

A stunning detached residence, situated on the highly sought after Knights Grove development in North Baddesley. This beautifully presented home features four double bedrooms, en-suite to principal room, two bathrooms, large sitting room, useful study, downstairs WC and open plan kitchen/dining/family area at the rear of the home with vaulted ceiling. Outside, the home benefits from a well maintained rear garden, double garage and off road parking for three vehicles.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 765 SQ FT / 71.1 SQ M  
FIRST FLOOR = 675 SQ FT / 62.7 SQ M  
SECOND FLOOR = 418 SQ FT / 38.8 SQ M  
DOUBLE GARAGE = 416 SQ FT / 38.7 SQ M  
TOTAL = 2274 SQ FT / 211.3 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1116383)

## Features

- Immaculate four-bedroom detached home
- Situated on the sought after Knights Grove development in North Baddesley
- En-suite to principal bedroom and two bathrooms
- Modern kitchen and open plan living area with vaulted ceiling
- Useful study
- Detached double garage and off road parking for three vehicles

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

# 16, Harris Way, North Baddesley, Hampshire, SO52 9PA

## Ground Floor

The inviting entrance hall allows access for the sitting room, useful study, cloakroom comprising WC and wash basin, kitchen/dining/family room, under stairs storage cupboard and stairs leading to the first floor landing. The bright and airy sitting room features a large bay window overlooking green space to the front, door leading to the rear garden and gas fire acting as a real focal point to the room. Located at the rear of the home, the kitchen/dining/family area provides the perfect social and entertainment space with vaulted ceiling providing light throughout. The modern kitchen features a selection of wall and base storage units and built in appliances including double oven, hob with extractor above, wine cooler, dishwasher, fridge, freezer and washing machine. Double doors open out to the adjoining patio in the rear garden.

## First Floor

The large first floor landing provides access for the principal bedroom, bedroom three, bedroom four, family bathroom and stairs leading to the second floor landing. The principal bedroom is a generous double with dual aspect windows, built in wardrobe and en-suite comprising shower cubicle, WC, wash basin and heated towel rail. Bedroom three and bedroom four are each double rooms. The family bathroom comprises bath, WC and wash basin.

## Second Floor

The second floor landing provides access for bedroom two, shower room, useful eaves storage and lends itself to ample dressing area. Bedroom two is a spacious double with built in wardrobes and bay window overlooking the green space at the front aspect. The shower room features a shower cubicle, WC and wash basin.

## Outside

The enclosed rear garden has an adjoining patio area, providing the perfect outdoor seating or entertainment space. There are area of lawn, mature shrubs and flower borders, rear and side pedestrian gates and useful door into the side of the double garage.

## Parking

Double garage and off road parking for three vehicles at the rear of the home.

## Location

The desirable Knights Grove development is situated pleasantly within North Baddesley, which 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

## Estate Charge

Approx £120 per annum

## Sellers Postion

Buying on

## 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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