



86 Botley Road | £650,000
North Baddesley, Hampshire, SO52 9DU





Henshaw Fox



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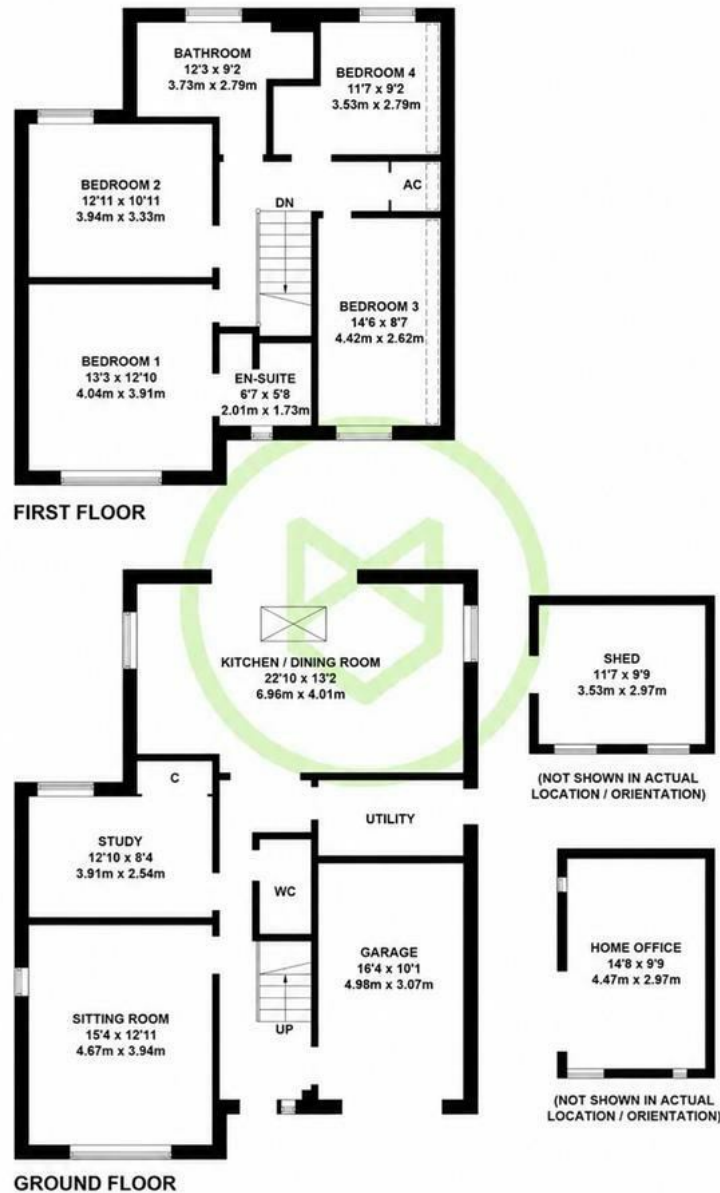
86 Botley Road
North Baddesley, Hampshire, SO52 9DU

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Summary

An immaculately presented and modern detached family home, constructed in 2015 and situated within the highly sought-after leafy Village of North Baddesley. Offering spacious and well-balanced accommodation throughout, the property features four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom. The ground floor benefits from a bright and spacious sitting room with dual aspect windows, a versatile study/playroom ideal for modern family living, cloakroom, and an impressive kitchen/dining room positioned to the rear of the property, creating an excellent space for both everyday living and entertaining. A separate utility room adds further practicality. Outside, the home enjoys a beautifully maintained south/easterly facing rear garden, complemented by a useful outdoor home office, integral garage, and ample driveway parking.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1014 SQ FT / 94.2 SQ M
FIRST FLOOR = 792 SQ FT / 73.6 SQ M
SHED / HOME OFFICE = 254 SQ FT / 23.6 SQ M
TOTAL = 2060 SQ FT / 191.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1300346)

Features

- Modern detached house constructed in 2015
- Impressive open plan kitchen/dining area positioned at the rear of the home with bi-folding doors
- Four bedrooms and downstairs study/playroom
- Spacious south/eastly facing rear garden with home office
- Modern en-suite, family bathroom and downstairs cloakroom
- Offered with no onward chain
- Located within the leafy Village of North Baddesley

EPC Rating

Energy Efficiency Rating
Current
Potential

86, Botley Road, North Baddesley, Hampshire, SO52 9DU

Ground Floor

From the moment you step inside, this impressive home immediately conveys a wonderful sense of space, light and contemporary style. A spacious and welcoming entrance hall, with an elegant oak staircase rising to the first floor, provides access to the beautifully arranged ground floor accommodation, including a generous dual-aspect sitting room, a versatile study/family room overlooking the rear garden, a contemporary cloakroom and the integral garage. Undoubtedly the heart of the home is the superb open-plan kitchen/dining/family room, thoughtfully designed to suit both modern family living and entertaining alike. Featuring stylish fitted cabinetry, quality work surfaces, a central island and ample space for dining and relaxed seating, the room is flooded with natural light from expansive bi-fold doors and feature glazing, which create a seamless connection to the beautifully maintained rear garden. A separate utility room provides additional storage and practical side access, while underfloor heating with zoned controls throughout the ground floor further enhances the comfort and quality of this beautifully presented home.

First Floor

The spacious and light-filled first floor landing provides access to four well-proportioned double bedrooms, the family bathroom, airing cupboard and loft space. The principal bedroom is a generous retreat positioned to the front of the property and benefits from a stylish en suite shower room finished to a high standard. Bedrooms two, three and four are all comfortable double rooms, offering flexible accommodation for family and guests alike. Completing the first floor is a beautifully appointed family bathroom, featuring both a bath and separate shower.

Outside

The enclosed rear garden extends to approximately 80ft in length and enjoys a desirable south/easterly aspect, creating a bright and inviting outdoor space throughout the day. Immediately adjoining the property is a generous patio area, ideal for outdoor dining, entertaining guests, or simply relaxing. The remainder of the garden is predominantly laid to lawn, complemented by a selection of mature shrubs and established trees to one side, providing both colour and privacy. A particular highlight is the versatile home office, complete with power and lighting, offering an excellent space for home working, hobbies, or additional storage. A convenient pedestrian side gate also provides access through to the front of the property.

Parking

Ample driveway parking is provided with a block paved driveway leading to the integral garage which features power and lighting a remotely controlled up and over door.

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.

Tenure

Freehold

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 issuing a memorandum of sale, 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.

Heating

Gas central heating and underfloor heating on the ground floor

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band F

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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