







Green Gables | £875,000

Sandy Lane, North Baddesley, Hampshire, SO52 9EA

Henshaw Fox













Green Gables

Sandy Lane, North Baddesley, Hampshire, SO52 9EA

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



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1446 SQ FT / 134.3 SQ M
FIRST FLOOR = 1137 SQ FT / 105.6 SQ M
OUTBUILDINGS = 337 SQ FT / 31.3 SQ M
TOTAL = 2920 SQ FT / 271.2 SQ M
(EXCLUDING VOID)
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1308902)

Summary

Positioned on the edge of the village of North Baddesley, this exceptional family home has been thoughtfully extended and comprehensively refurbished, occupying a generous plot of approximately 0.25 acres, the property is offered with immediate vacant possession. The beautifully presented accommodation is both spacious and light-filled, featuring four well-proportioned double bedrooms, including two with newly installed en-suite shower rooms. A stylish family bathroom serves the remaining bedrooms. At the heart of the home is a spectacular 40ft open-plan kitchen, dining and family room, providing an impressive space for modern living and entertaining. Additional accommodation includes a comfortable sitting room, a dedicated study/home office and a practical utility room. Outside, the property benefits from attractive landscaped gardens, a versatile garden room, driveway parking for multiple vehicles, and a garage.

Features

- Recently extended and renovated detached residence on the edge of North Baddesley village
- Ideally position for access to Southampton, Chandler's Ford, Romsey and Winchester
- Approximately 2,583 sq. ft of living space, plus outbuildings, on a plot measuring 0.25 of an acre
- Four double bedrooms, two en-suite shower rooms and a family bathroom
- 40ft Kitchen/dining/family room, sitting room and study
- Driveway parking and garage
- Large garden with garden room
- Available for immediate occupancy
- What3Words Location ///jubilant.messing.steady

EPC Rating

Energy Efficiency Rating
Current C
Potential B

Green Gables

Sandy Lane, North Baddesley, Hampshire, SO52 9EA

Accommodation
The welcoming entrance hall provides access to all principal ground-floor rooms, while the impressive galleried landing above creates an immediate sense of space and natural light throughout the home. Undoubtedly the centrepiece of the property is the stunning kitchen/dining/family room, measuring approximately 40ft in length, this exceptional open-plan space has been designed with modern family living and entertaining in mind, offering ample room for dining, relaxing and socialising. The newly fitted kitchen features a comprehensive range of contemporary wall and base units, complemented by integrated appliances including a double oven, induction hob, dishwasher, fridge and freezer. The sitting room provides a comfortable and inviting retreat, enjoying pleasant views over the rear garden and benefiting from doors opening directly onto the patio and garden beyond. The versatile study/home office offers excellent flexibility and could equally serve as a playroom, family room or cinema room, depending on individual requirements. A separate utility room provides additional practical space and leads through to the ground-floor cloakroom. On the first floor, the spacious galleried landing gives access to all four double bedrooms, the family bathroom and an airing cupboard. The principal and second bedrooms both benefit from newly fitted en-suite shower rooms, finished with stylish white sanitaryware and contemporary tiling. The family bathroom has been appointed to an equally high standard, creating a cohesive and elegant feel throughout the home.

Outside
The property occupies a generous plot of approximately 0.25 acres and is well positioned within its grounds to maximise both frontage and garden space. To the front, there is ample driveway parking for several vehicles, together with access to the garage, while to the rear a substantial garden provides an excellent degree of privacy and seclusion. Situated at the far end of the garden is a versatile garden room, complete with power, lighting and heating, making it perfectly suited for use as a home office, gym, studio or hobby room.

Parking
To the front of the property, a spacious driveway provides off-road parking for several vehicles. The garage is fitted with a barn door and lighting.

Location
Green Gables is located on the very edge of the quiet village of North Baddesley to the south east of Romsey and a short distance from Chandlers Ford. Positioned with good road links to Southampton and Winchester as well as rail links to London from Southampton Airport Parkway (1 hour 9 mins) the cottage is set between cornfields to the rear and grassfields to the front with wonderful open country walks. Local schooling is excellent for both the state and independent sectors, with Kind Edward VI Preparatory School being only a few miles away. The historic market town of Romsey and the Sir Harold Hillier gardens are also accessible within a few miles.

Sellers Position
Available for immediate occupancy

Tenure
Freehold

Heating
Gas central heating

Infant and Junior School
North Baddesley Infant and Juniors Schools

Secondary School
The Mountbatten School

Council Tax
Band E - Test Valley Borough Council

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.

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