



10 Broad Lane | £475,000
North Baddesley, Hampshire, SO52 9GH





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Summary

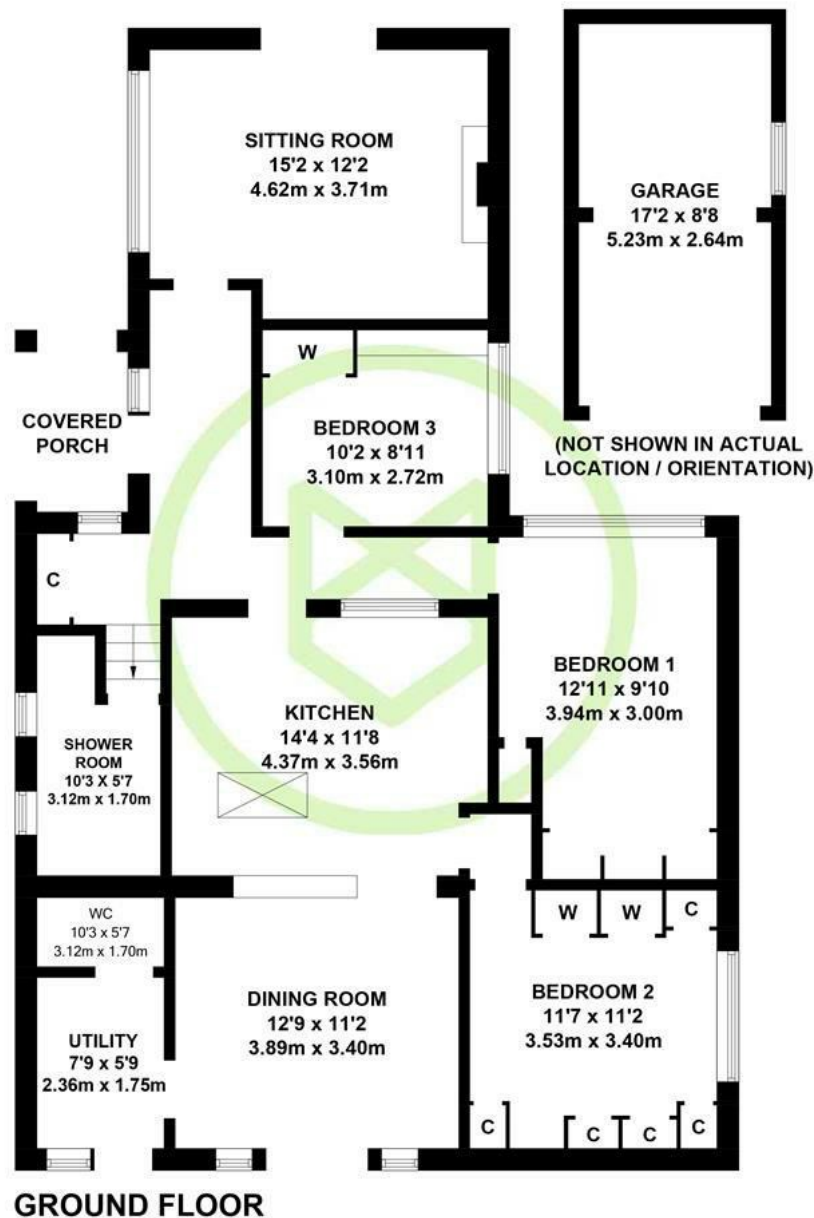
An extended and beautifully proportioned detached bungalow, idyllically positioned at the end of a quiet lane within the leafy village of North Baddesley. Offered with no onward chain, the well-presented accommodation features three generous double bedrooms, a bright sitting room, and a magnificent open-plan kitchen/dining room complete with a feature roof lantern. Additional conveniences include a separate utility room, a modern shower room, and an additional cloakroom. Outside, the property enjoys a highly private, wrap-around garden predominantly laid to lawn with a secluded patio area, alongside a garage and ample driveway parking.

Features

- Extended detached bungalow
- Three double bedrooms
- Modern shower room and separate cloakroom
- Garage and driveway parking
- Enclosed wrap around rear garden
- Situated on a quiet closed lane, within the sought after Village of North Baddesley

EPC Rating

Energy Efficiency Rating
Current D
Potential B



APPROXIMATE GROSS INTERNAL AREA = 1182 SQ FT / 109.8 SQ M
GARAGE = 150 SQ FT / 13.9 SQ M
TOTAL = 1332 SQ FT / 123.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1323822)

10, Broad Lane, North Baddesley, Hampshire, SO52 9GH

Accommodation

Upon entry, a welcoming covered porch leads into the main entrance hallway, seamlessly connecting the principal living areas. Positioned to the rear, the inviting sitting room serves as a comfortable retreat featuring a central electric fire that creates a cosy focal point, while a single door opens directly out onto the garden patio. The highlight of the home is undoubtedly the extended open-plan kitchen and dining area, a true hub for daily family life and entertaining. Brightened by a large skylight overhead, the modern kitchen is fitted with an extensive range of wall and base units complemented by generous worktop space and provision for appliances. Double doors from the dining space open straight onto the private rear garden, blurring the lines between indoor and outdoor living. Located off the kitchen, a separate utility room offers further storage units, plumbing for a washing machine, and direct access to a secondary cloakroom fitted with a WC and wash hand basin. Steps from the hall lead up to a stylishly appointed shower room, fully tiled from floor to ceiling and featuring a sleek walk-in shower enclosure, WC, and wash hand basin. The home provides three impressive double bedrooms. The generous principal bedroom and additional third bedroom are positioned off the main hallway, while the substantial second bedroom is accessed through the central living hub

Outside

The rear garden offers a high degree of privacy, featuring a pleasant patio area ideal for alfresco dining and entertaining during the summer months. The remainder is mainly laid to lawn and flanked from hedging and trees.

Parking

Driveway parking leading to garage

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

Sellers Position

No onward chain

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.

Heating

Gas

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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