



15 Evelyn Road | £390,000  
North Baddesley, Hampshire, SO52 9AZ





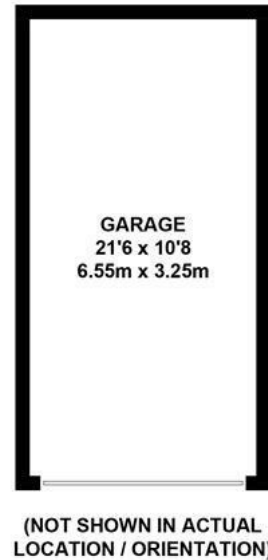
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North Baddesley, Hampshire, SO52 9AZ

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

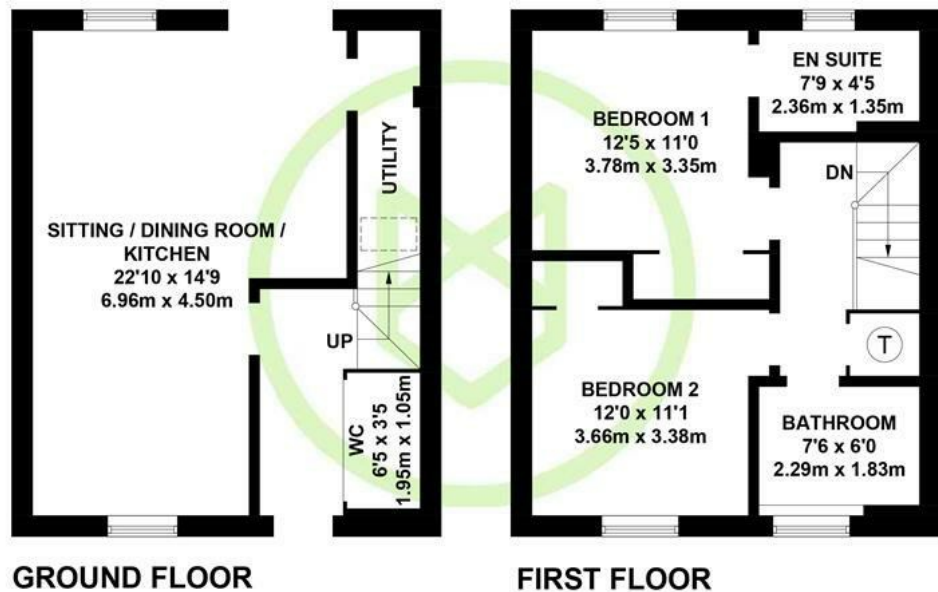


## Summary

An immaculately presented semi-detached residence, newly crafted by the acclaimed Wyatt Homes and positioned within the prestigious Mountbatten Park development in North Baddesley. Designed and finished to an exceptional standard, this elegant home offers two beautifully proportioned bedrooms, including a luxurious principal suite with en-suite shower room, a stylish family bathroom and a thoughtfully placed downstairs cloakroom. The heart of the home is a sophisticated open plan kitchen, dining and sitting area, perfectly suited to both relaxed living and refined entertaining. Externally, the property enjoys a private, westerly facing rear garden, offering a tranquil setting for outdoor enjoyment. A nearby garage and generous driveway provide parking for up to three vehicles.



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 415 SQ FT / 38.6 SQ M  
FIRST FLOOR = 413 SQ FT / 38.4 SQ M  
GARAGE = 229 SQ FT / 21.3 SQ M  
TOTAL = 1057 SQ FT / 98.3 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1214792)

## Features

- Newly constructed by renowned Wyatt Homes
- Two bedroom semi-detached house
- Positioned within the sought after Mountbatten Park development in North Baddesley
- Remainder of a 10 year warranty
- High quality finishes throughout
- En-suite, family bathroom and downstairs cloakroom
- Westerly facing rear garden
- Garage and driveway for up to three vehicles
- Offered with no onward chain

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential A

# 15, Evelyn Road, North Baddesley, Hampshire, SO52 9AZ

## Ground Floor

Upon entering the property, a welcoming entrance hall sets the tone for the home, offering access to a well-appointed cloakroom with WC and wash basin, as well as stairs rising to the first floor. To the rear of the property lies a beautifully designed open-plan living space with utility cupboard that seamlessly combines the kitchen, dining and sitting areas, ideal for both everyday living and entertaining. Double doors open directly onto the rear garden, inviting natural light and creating a seamless connection between indoor and outdoor spaces. The kitchen is thoughtfully arranged and finished to a high specification, featuring quality cabinetry, integrated appliances and sleek work surfaces that balance style with functionality. The layout allows for effortless flow throughout the space, with clearly defined areas for cooking, dining, and relaxation.

## First Floor

A well presented landing on the first floor offers access to the principal suite, a second double bedroom, the family bathroom, and a useful airing cupboard. The principal bedroom is a generously proportioned and elegantly appointed space, featuring a built-in wardrobe that provides practical storage without compromising on style. A private en-suite enhances the room's appeal, fitted with a contemporary shower, WC, wash basin and a chrome heated towel rail, all finished to a high standard with quality materials and tasteful design. Bedroom two is a comfortable and versatile double room, ideal for guests, family, or use as a dedicated workspace and benefits from a peaceful aspect. The family bathroom serves the floor with equal attention to detail, offering a clean, modern design to suit both everyday living and visiting guests.

## Outside

A beautifully landscaped garden extends from a generous patio area directly adjoining the house, perfectly suited for alfresco dining and refined outdoor living. The garden is predominantly laid to lawn and gracefully bordered by established flowerbeds, offering a vibrant yet serene setting. Enclosed by an elegant combination of curved brick walling and timber fencing, the space provides both privacy and charm. A discreet pedestrian gate allows direct access to the street, while the garden's westerly orientation ensures it is bathed in afternoon and evening sunlight.

## Parking

Garage and driveway for three vehicles

## Location

North Baddesley offers a tranquil village setting while enjoying superb connectivity to major towns and cities in the region. Just moments from the development lies Baddesley Common, a beautiful 50-acre expanse of woodland, pasture, and parkland on the edge of the New Forest which is ideal for family walks and rich in local wildlife. The area's excellent transport links, including close proximity to the M3 and easy access to Southampton and Winchester, make it particularly appealing to commuters. Nearby Romsey railway station provides direct services westwards to Salisbury and south towards Southampton and Portsmouth, with regular connections to Eastleigh and onward travel to London Waterloo.

## 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 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.

## Sellers Position

No onward chain

## Heating

Air source heat pump

## Estate Charge

Not yet established. Will become part of the Ashfield community ownership

## Council Tax

Test Valley - Band D

## 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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