



19 Harris Way | £595,000  
North Baddesley, Hampshire, SO52 9PA

 Henshaw Fox



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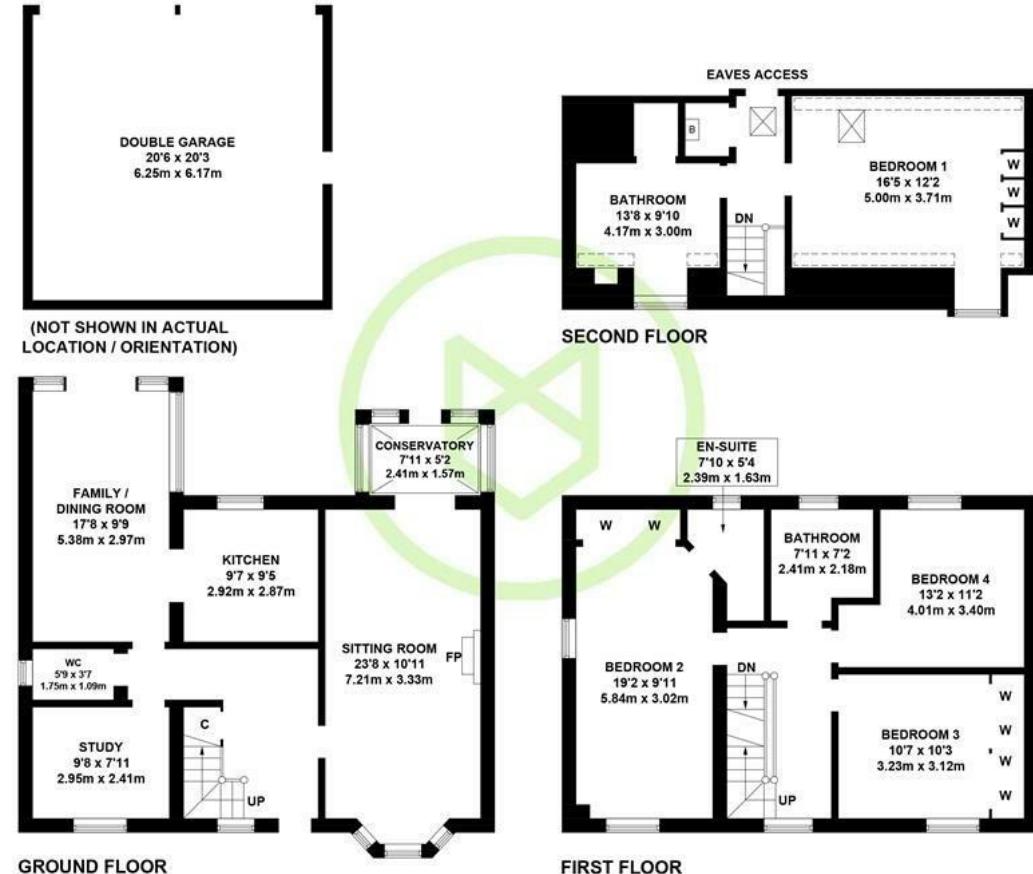


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## Summary

A well-presented detached family home, located within the popular Knights Grove development in North Baddesley. The property offers four double bedrooms, en-suite shower room, along with two additional bathrooms. Accommodation further includes a spacious sitting room with conservatory, a practical study/playroom, a downstairs cloakroom and an open-plan kitchen/dining/family room positioned at the rear of the home, featuring a vaulted ceiling. Externally, the property benefits from a neatly maintained rear garden, a double garage and off-road parking for up to three vehicles.

## Features

- Well presented four bedroom detached house
- En-suite shower room and two bathrooms
- Open plan kitchen/dining/family area with vaulted ceiling
- Flexible study/playroom
- Detached double garage and off road parking for three vehicles
- Positioned within the desirable Knight Grove development in North Baddesley

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

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

## Ground Floor

A welcoming entrance hallway forms the heart of the home, providing access to the sitting room, a practical home office/playroom, cloakroom with WC and wash hand basin, and the impressive kitchen/dining/family room. Additional features include an understairs storage cupboard and staircase rising to the first floor. The sitting room is light-filled and inviting, enjoying a large bay window, a door opening directly into conservatory and a gas fireplace that creates a striking focal point. Positioned at the rear of the property, the open-plan kitchen, dining and family area has been designed with modern living in mind, offering an excellent space for both everyday life and entertaining. A vaulted ceiling enhances the sense of light and space, while the contemporary kitchen is fitted with an extensive range of wall and base units and a full suite of integrated appliances, including a double oven, hob with extractor and plumbing for washing machine, plumbing for dishwasher and space for fridge/freezer. Double doors lead out to the rear patio, seamlessly connecting the indoor and outdoor spaces.

## First Floor

The spacious first-floor landing provides access to bedroom two, bedrooms three and four, the family bathroom, and stairs rising to the second floor. Bedroom two is a generous double room, benefitting from dual-aspect windows, built-in wardrobes and a private en-suite shower room comprising a shower cubicle, WC and wash hand basin. Bedrooms three and four are both well-proportioned double rooms. The family bathroom is fitted with a bath, WC and wash hand basin.

## Second Floor

The second-floor landing offers access to the principal bedroom and shower room, alongside practical eaves storage. Bedroom one is an impressive double room, enhanced by built-in wardrobes and a charming bay. The bathroom is well appointed, comprising a modern shower enclosure, roll top bath, WC, heated towel rail and wash hand basin.

## Outside

The private rear garden is fully enclosed and features a paved patio area, ideal for outdoor dining and entertaining. Beyond the patio lies a well-maintained lawn complemented by established shrub borders. The garden also benefits from pedestrian access via rear and side gates, along with a convenient door providing direct entry 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 £90 per annum

## 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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