



8 Hollywood Close | £395,000  
North Baddesley, Hampshire, SO52 9HA

 Henshaw Fox



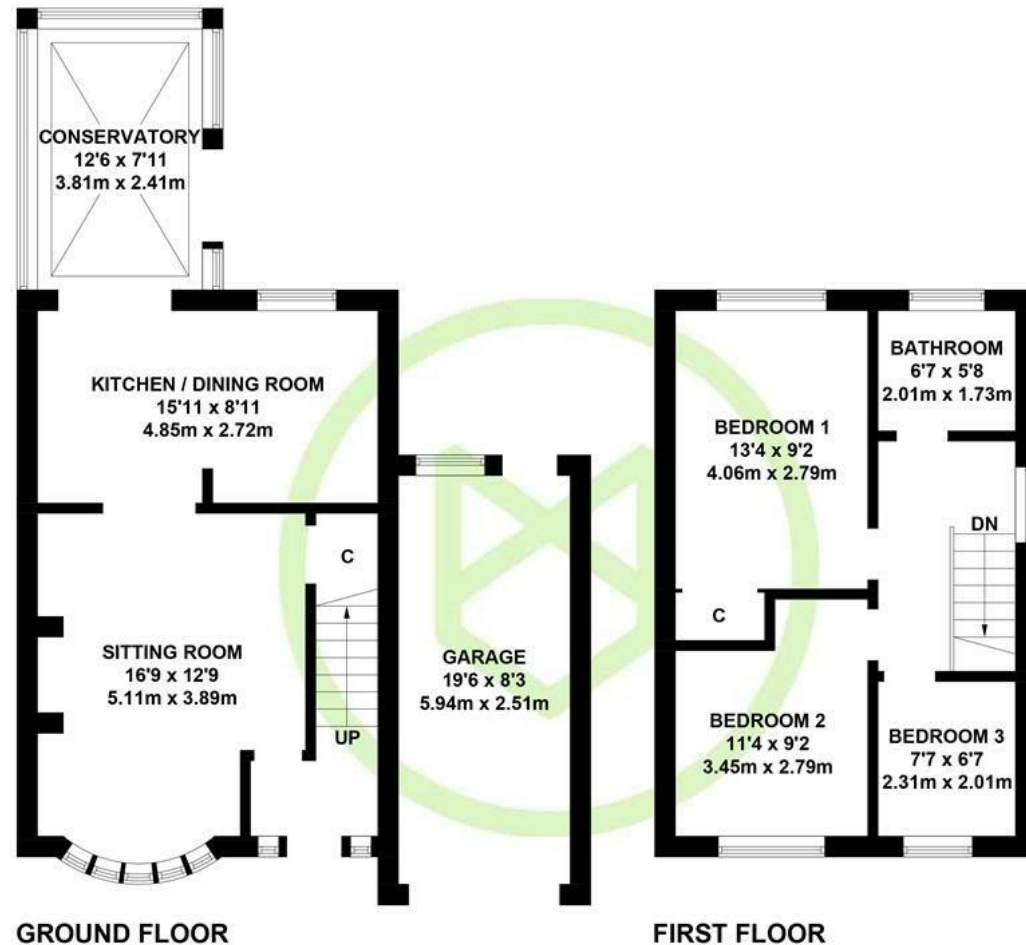
8 Hollywood Close  
North Baddesley, Hampshire, SO52 9HA

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## Summary

This immaculate semi-detached home is ideally positioned within a quiet cul-de-sac in the highly sought-after and leafy Village of North Baddesley. Beautifully maintained throughout, the property offers well-balanced and versatile accommodation, comprising three well-proportioned bedrooms, a stylish modern family bathroom, a cosy and welcoming sitting room, an open-plan kitchen/dining area ideal for everyday living and entertaining and a bright, flexible conservatory. Outside, the home continues to impress with a pleasant westerly-facing rear garden, perfect for enjoying afternoon and evening sunshine. Further benefits include a garage with power, lighting and plumbing, as well as driveway parking for several vehicles



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 523 SQ FT / 48.6 SQ M  
FIRST FLOOR = 408 SQ FT / 37.9 SQ M  
GARAGE = 161 SQ FT / 15.0 SQ M  
TOTAL = 1092 SQ FT / 101.5 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1270543)

## Features

- Immaculate semi-detached house
- Modern kitchen and family bathroom
- Three well proportioned bedrooms
- Situated within a quiet cul-de-sac in the desirable Village of North Baddesley
- Westerly facing rear garden
- Driveway leading to garage with power, lighting and plumbing

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

# 8, Hollywood Close, North Baddesley, Hampshire, SO52 9HA

## Ground Floor

Upon entry, a welcoming inner hall provides access to the sitting room, with stairs rising to the first-floor landing. The sitting room is beautifully bright and airy, benefitting from a large window overlooking the front aspect, a useful under-stairs storage cupboard and an opening through to the kitchen/dining area. The contemporary kitchen/dining area is open plan, finished to a modern standard and offers ample space for a dining table and chairs, making it ideal for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units and enjoys views over the rear garden. Integrated appliances include a fridge/freezer, dishwasher, and an oven with hob and extractor hood above. Sliding doors lead through to the conservatory, a versatile and light-filled space suitable for a variety of uses such as an additional dining area, playroom or snug. Double doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

## First Floor

The first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double room, featuring a built-in wardrobe and a window overlooking the rear garden. Bedroom two is a well-proportioned double, offering flexible accommodation for guests or family members. The third bedroom is a good-sized single, ideal for use as a child's room, home office, or study. The modern family bathroom is finished with stylish tiling and comprises a panelled bath with shower over, WC and wash hand basin.

## Outside

The enclosed rear garden enjoys a desirable westerly-facing aspect and features a generous adjoining patio, ideal for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn and benefits from a pedestrian door providing direct access into the garage. The garage is well equipped with power and lighting and offers useful utility space, including plumbing for a washing machine and space for a tumble dryer.

## Parking

Driveway parking for several vehicles 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.

## 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

## Infant and Junior School

North Baddesley Infant and Junior School

## Secondary School

The Mountbatten Secondary School

## 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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