



22 Baddesley Close | £315,000  
North Baddesley, Hampshire, SO52 9DR

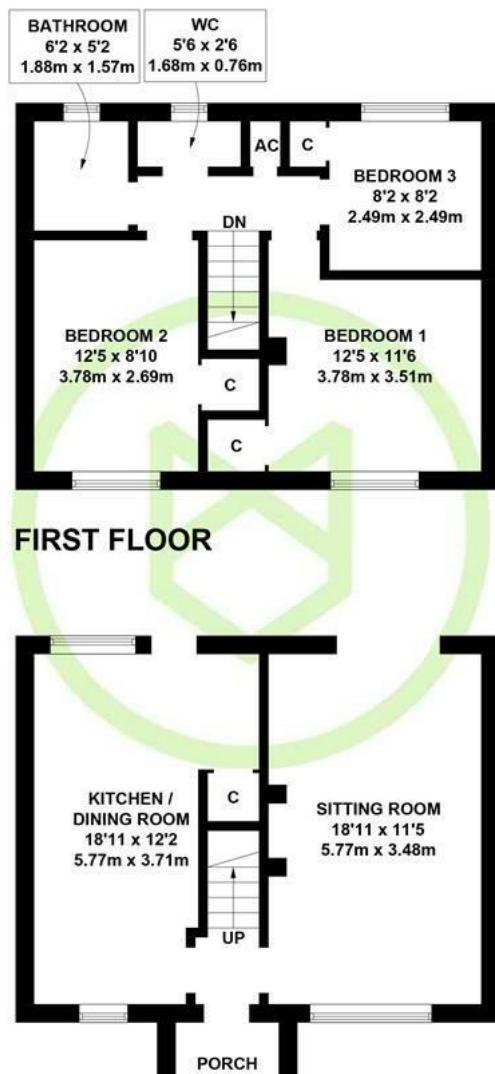
 Henshaw Fox



22 Baddesley Close  
North Baddesley, Hampshire, SO52 9DR

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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 485 SQ FT / 45.1 SQ M  
 FIRST FLOOR = 455 SQ FT / 42.3 SQ M  
 TOTAL = 940 SQ FT / 87.4 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1043605)

## Summary

A bright and airy home, situated in the desirable village of North Baddesley and within easy access to the open countryside of Emer Bog and Baddesley Common. This beautifully presented home features three double bedrooms each with built in storage, family bathroom, separate WC, open plan kitchen/dining room and spacious sitting room with wood burner. Outside, the home benefits from a 72ft rear garden and ample communal parking to the front.

## Summary

- Three double bedrooms
- Open plan kitchen/dining room
- Spacious sitting room with wood burner
- 72ft rear garden leading to access for Emer Bog and Baddesley Common
- Ample communal parking

## EPC Rating

Energy Efficiency Rating  
 Current C  
 Potential B

# 22 Baddesley Close

North Baddesley, Hampshire, SO52 9DR

## Ground Floor

Upon entry, the entrance porch provides a useful space for coats and shoes. Door then leads to hall which provides access for the sitting room, kitchen/dining room and stairs leading to the first floor landing. The kitchen/dining room has a selection of wall and base storage units, integrated oven with hob and extractor above, built in dishwasher, plumbing for washing machine, space for dryer, space for fridge/freezer, ample room for dining table and chairs and door leading out to the rear garden. The spacious sitting room is a bright and airy space with sliding door out to the rear garden and wood burner providing the perfect focal point.

## First Floor

The first floor landing allows access for all three bedrooms, family bathroom, separate WC with basin and airing cupboard. Both bedroom one and two are large doubles onlooking the front aspect and benefitting from built in wardrobes. Onlooking the rear garden, bedroom three is also a good size double with built in wardrobe. The family bathroom has floor to ceiling tiles and comprises shower over bath, wash basin and heated towel rail.

## Outside

A large patio adjoins the rear of the home providing the perfect outdoor seating or entertainment space. The rest of the garden is mainly laid to lawn with useful garden shed and is approximately 72ft in length. Gate at the rear provides access for path down to Emer Bog and Baddesley Common.

## Parking

Abundance of communal parking is provided to the front of the home within Baddesley Close

## Location

Baddesley Close is a quiet no through road, situated in the quiet village of North Baddesley, 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

Buying on

## Infant and Junior School

North Baddesley Infant and Junior School

## Secondary School

The Mountbatten School

## Council Tax

Test Valley - Band B

## Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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