



sparks ellison

18 Six Oaks Road, North Baddesley, SO52 9JA

£450,000

With a perfect blend of modernism and character features, this is a fantastic opportunity to purchase a home boasting spacious living set within the heart of the village. The property itself went through extensive renovation and extension in 2018 and now possesses some wonderful features such as the cosy sitting room which enjoys an open fireplace, west facing garden and the substantial kitchen/dining/living space to the rear which is unequivocally the heart of the property and where the current owners spend the majority of their time. Six Oaks Road is within short walking distance to local amenities such as the Co-op on Botley Road, Boots Pharmacy and multiple eateries.

ACCOMMODATION

Ground Floor

**Entrance Hall:**  
Stairs to the first floor, case enclosing electrics.

**Kitchen/Dining/Living Area:**  
22'1" x 18'10" (6.72m x 5.73m)

**Kitchen:**  
Modern kitchen with a range of units, wash basin, integrated dishwasher, electric double oven and grill, Island with Induction cooker and extractor hood over. Understairs storage cupboard housing gas meter.

**Living/Dining Area:**  
Large space with plenty of room for a dining table and lounge area. Double doors leading into the rear garden.

**Sitting Room:**  
12'7" x 12'5" (3.83m x 3.78m) Open fireplace, fitted shelves, fitted TV unit.

**Utility Area/Hallway:**  
Space for washing machine & tumble drier with combination boiler over head. Entrance to integral garage.

**Shower Room:**  
Modern downstairs shower room including wash basin with cupboard under, toilet, large shower cubicle, heated towel rail.

**Bedroom 4/Study:**  
11'4" x 7'8" (3.46m x 2.34m)

FIRST FLOOR

**Hallway:**  
Access to loft space which is fully boarded and has a ladder & light connected.

**Bathroom:**  
Bath with Shower overhead, toilet, wash basin with cupboard under, extractor fan and heated towel rail.

**Bedroom 1:**  
11'10" x 11'5" (3.60m x 3.47m)

**Bedroom 2:**  
11'9" x 10'7" (3.57m x 3.22m) Built in shelving.

**Bedroom 3:**  
6'11" x 6'10" (2.10m x 2.08m)

OUTSIDE

**Front:**  
Parking for two vehicles.

**Rear Garden**  
West facing orientation measuring approximately 42'05 x 28'03. Adjoining the property is a patio area which leads on to an area laid to lawn. To the rear of the garden is decking with a pergola and shed.

**Garage:**  
12'2" x 8'5" (3.70m x 2.57m)

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1920's

**Approximate Area:**  
1355sqft/125.7sqm (Including garage)

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Fully boarded with ladder and light connected

**Infant/Junior School:**  
North Baddeley Infant/Junior School

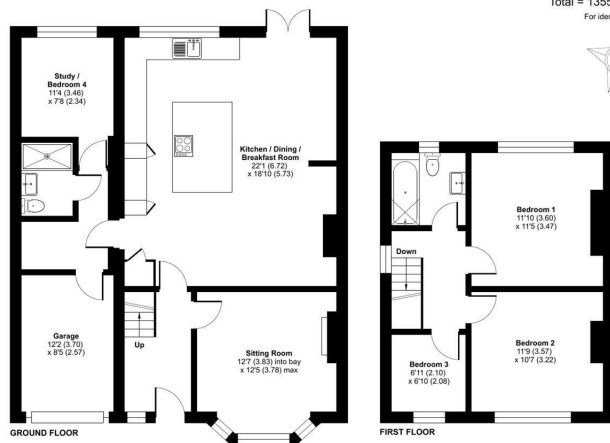
**Secondary School:**  
Mountbatten Secondary School

**Local Council:**  
Test Valley Borough Council

**Council Tax:**  
Band D

**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.





Ground Floor = 825 sq ft / 76.6 sq m  
 First Floor = 431 sq ft / 40 sq m  
 Garage = 99 sq ft / 9.1 sq m  
 Total = 1355 sq ft / 125.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickocom 2020. Produced for Sparks Ellison. REF: 1401278



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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