



£525,000

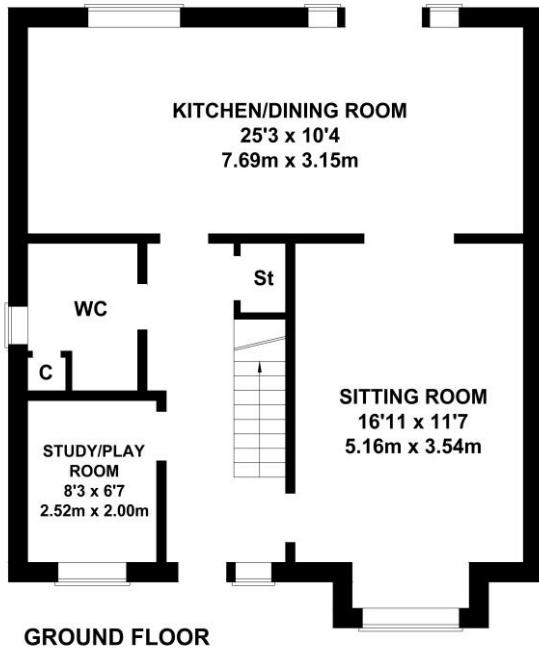
HenshawFox



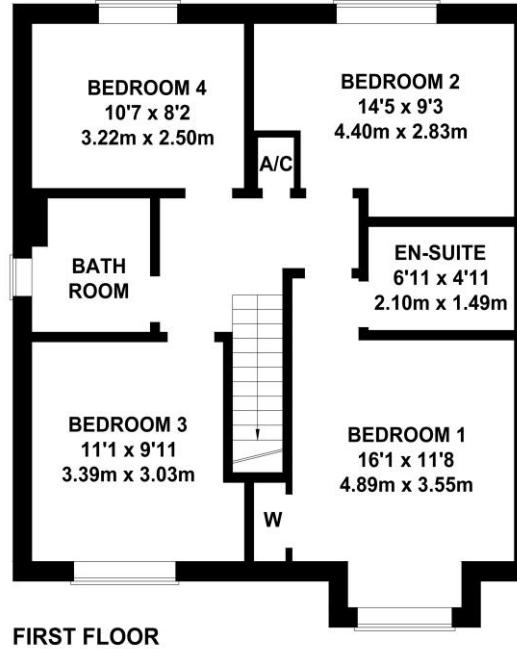
38 Knights Meadow
North Baddesley, Hampshire, SO52 9AF

01794 521339
homes@henshawfox.co.uk
www.henshawfox.co.uk

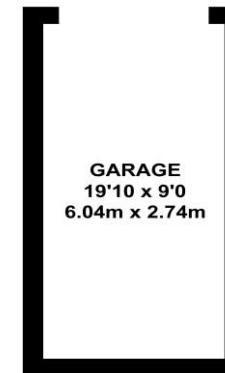




APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 689 SQ FT / 64.02 SQ M



APPROXIMATE GROSS INTERNAL AREA
FIRST FLOOR = 689 SQ FT / 64.02 SQ M



APPROXIMATE GROSS INTERNAL AREA
GARAGE = 178 SQ FT / 16.55 SQ M

Summary

This beautiful four bedroom detached house is situated on the exclusive development of Knights Meadow, built by renowned developers Bovis Homes. The impressive accommodation comprises of four double bedrooms, luxury en-suite and family bathroom, study/playroom, sitting room, stunning kitchen/dining room, useful cloakroom, well maintained garden, garage and driveway.

Features

- Beautiful detached house sold with remainder of NHBC guarantee
- Four double bedrooms including impressive main bedroom with bay window
- Stylish en-suite, family bathroom and downstairs cloakroom
- Large kitchen/diner with double doors to the rear garden
- Light and airy sitting room featuring bay window
- Versatile extra downstairs space to be used as a study or play room
- Well kept rear garden

EPC Rating:

Energy Efficiency Rating:

B / 84

A / 94

Environmental Impact Rating (CO₂):

Current

Potential

B / 85

A / 94

38 Knights Meadow

North Baddesley, Hampshire SO52 9AF

Ground Floor

The spacious entrance hallway provides access to the first floor via the staircase, under stairs storage cupboard, playroom/study, downstairs cloakroom, kitchen/dining room and sitting room. The kitchen area is at the back of the home and is a large open plan space, perfect for modern day family living. It is fitted with an array of cupboards and drawers, a built in oven, gas hob with extractor canopy over, and a range of integrated appliances including a fridge freezer, washing machine and dishwasher. Double doors open out to the rear garden from the dining area and another set of double doors lead to the sitting room. This is a beautiful, social space complemented by a large bay window illuminating the room from the front. Downstairs also boasts a versatile additional room, currently used as a playroom but a great option for a study. The cloakroom completes the downstairs arrangement and comprises a wash basin and WC, as well as further useful storage cupboards.

First Floor

Upstairs, the first-floor landing provides access to all four bedrooms, the family bathroom, airing cupboard and loft space. Bedroom one is a large double room overlooking the front of the home and benefits from a luxury en-suite comprising WC, wash basin, large shower cubicle and heated towel rail. Both bedroom two and four overlook the rear of the property and are both comfortable double rooms. Additionally, bedroom three is also a generous double room and is to the front aspect. The stylish family bathroom comprises WC, wash basin and a bath with shower over.

Outside

A patio adjoins the back of the property, and a path leads from here to a gate that provides access to the driveway from the garden. The garden is predominantly laid to lawn with a brick wall surround to the side and panelled fenced border to the rear. It is decorated by raised flower beds and kept to a beautiful standard.

Parking

There is driveway parking for two cars. The garage has an up and over door, power and lighting and a door accesses the garden.

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.

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 not 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.

Additional Information

- **Sellers Position:** Looking for forward purchase
- **Tenure:** Freehold
- **Age:** 2017
- **Windows:** UPVC double glazed
- **Heating:** Gas central heating
- **Infant and Junior School:** North Baddesley Infant and Junior School
- **Secondary School:** The Mountbatten School
- **Council Tax:** Tax band E

01794 521339

homes@henshawfox.co.uk

www.henshawfox.co.uk

