



Flexford Road, North Baddesley, Southampton, Hampshire, SO52 9DF

Winkworth



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A Beautifully Presented, Elegant Detached Home Offering Over 4,600 Sq. Ft of Versatile Accommodation and 1.34 Acres of Land, Set Within a Peaceful Yet Well-Connected Setting

A substantial and beautifully presented detached family home, set within generous grounds and offering over 4,600 sq ft of versatile accommodation, including outbuildings. This impressive property combines classic architectural charm with well-proportioned, light-filled interiors, creating an exceptional home ideally suited to modern family living.

The accommodation is thoughtfully arranged, with an impressive entrance hall leading through to a selection of elegant reception rooms. A particularly remarkable drawing room enjoys a dual aspect and attractive feature fireplace, while the adjacent family room provides an ideal space for relaxation. At the heart of the home lies a spacious kitchen/breakfast/dining room, comprehensively fitted with a range of units and a central island. Featuring a cosy central woodburner, ample room for dining and entertaining as well as direct garden access onto a large outdoor patio, this room really is the hub of the property. A particular highlight is the bright and beautifully positioned garden room, with high ceilings, exposed beams and feature brickwork, creating a light-filled and sociable space with views across the grounds. A separate study offers an ideal work-from-home environment, while a cloakroom and utility room complete the ground floor accommodation.

Upstairs, the property continues to impress with five well-proportioned bedrooms, all enjoying pleasant outlooks over the surrounding gardens and grounds. The principal suite is a particularly generous space, enhanced by a dedicated dressing room and a well-appointed en suite bathroom, creating a private and comfortable retreat. Opposite the primary bedroom, a second generous double bedroom also benefits from its own en-suite while the remaining bedrooms are all of good size and versatility, easily accommodating family living, guest space or additional work-from-home requirements. These are served by a well-equipped family bathroom, ensuring both practicality and convenience for modern living.

Externally, the property is approached via a sweeping driveway, offering ample parking and access to a garage and further outbuildings, including a substantial carriage house. The gardens wrap around the property and are predominantly laid to lawn, interspersed with mature trees and established planting, creating a private and tranquil setting over 1.34 acres. A generous terrace provides an ideal space for outdoor dining and entertaining, with far-reaching views across the surrounding fields. This is an incredibly impressive home with considerable scale, offering both privacy and practicality in a highly desirable setting.



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Approximate Gross Internal Area
Main House = 3734 Sq Ft / 346.9 Sq M
Outbuildings / Garage = 922 Sq Ft / 86 Sq M
Total = 4656 Sq Ft / 432.9 Sq M



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Directions

From the High Street in Winchester, head towards Staple Gardens and continue out of the city along Romsey Road, following the route towards Hursley. Proceed through the roundabouts, staying on the main road before turning left towards Hursley and then right onto Baddesley Road. Continue onto Flexford Road, following it through the roundabout, and continue for about 1.0 mile until you find the destination on your left-hand side.

Location

Positioned in a semi-rural setting on the edge of the highly regarded village of North Baddesley, this property offers an excellent balance of countryside living and connectivity, with scenic walks nearby and easy access to local amenities. North Baddesley provides a range of shops, schooling and everyday facilities, while the neighbouring market town of Romsey offers a wider selection of boutiques, cafés, restaurants and leisure amenities. The cathedral city of Winchester is also within convenient reach, known for its vibrant cultural scene. The property is equally well placed for access to University of Southampton, Southampton city centre, and Southampton Airport. It is ideal for commuters, with easy links to the M3 motorway and M27 motorway, as well as mainline rail services from Winchester with journeys to London (in around 55 minutes) and Southampton Airport Parkway. The area is also served by a number of highly regarded state and independent schools, making it an appealing choice for families.

PROPERTY INFORMATION:

COUNCIL TAX: Band G, Test Valley Borough Council.

SERVICES: Mains gas, electricity and water.

BROADBAND: Full Fibre Broadband Will be Coming to this Area Soon. Checked on Openreach April 2026.

HEATING: Oil Central Heating. Underfloor Heating Throughout.

TENURE: Freehold.

EPC RATING: D

PARKING: Off-street parking on driveway, Garage and Carriage House Double Carport.

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

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