



Hoe Lane, North Baddesley, SO52 9NH

Winkworth





## LARGE DETACHED HOME

Hoe Lane, North Baddesley is a popular residential area located within easy reach of both Romsey and Southampton. It features its own Primary School and is in catchment for the popular Mountbatten School. Bus routes are available nearby on Rownhams Lane, the M27 motorway is a short drive away, providing fast road links to London and the South Coast. Romsey Train Station is just 3 miles away. Romsey, itself is a delightful old market town that has retained much of its original character and provides an excellent range of amenities for everyday needs.

This well presented, three bedroom detached home has been in the same ownership for over 40 years. The property is of good proportions throughout, however does require some modernization. Subject to the relevant planning permissions, there is huge potential to extend either to the side or the rear, creating a larger family home on a beautiful sized plot (should it be required). The current dwelling consists of a spacious living room with views over the rear garden, a separate kitchen benefitting from a larder completing downstairs is a cloak room. To the first floor, there are three generous bedrooms and a recently fitted family bathroom.

As you approach the property there is a private driveway with parking for multiple vehicles that leads to the detached single garage. The plot itself is 0.14 of an acre and has been wonderfully maintained throughout the years. There is a patio area ideal for entertaining with the remainder of the garden laid to lawn with feature trees/shrubs.











# Winkworth

**Address: Hoe Lane, North Baddesley  
SO52 9NH**

**Price - £525,000**



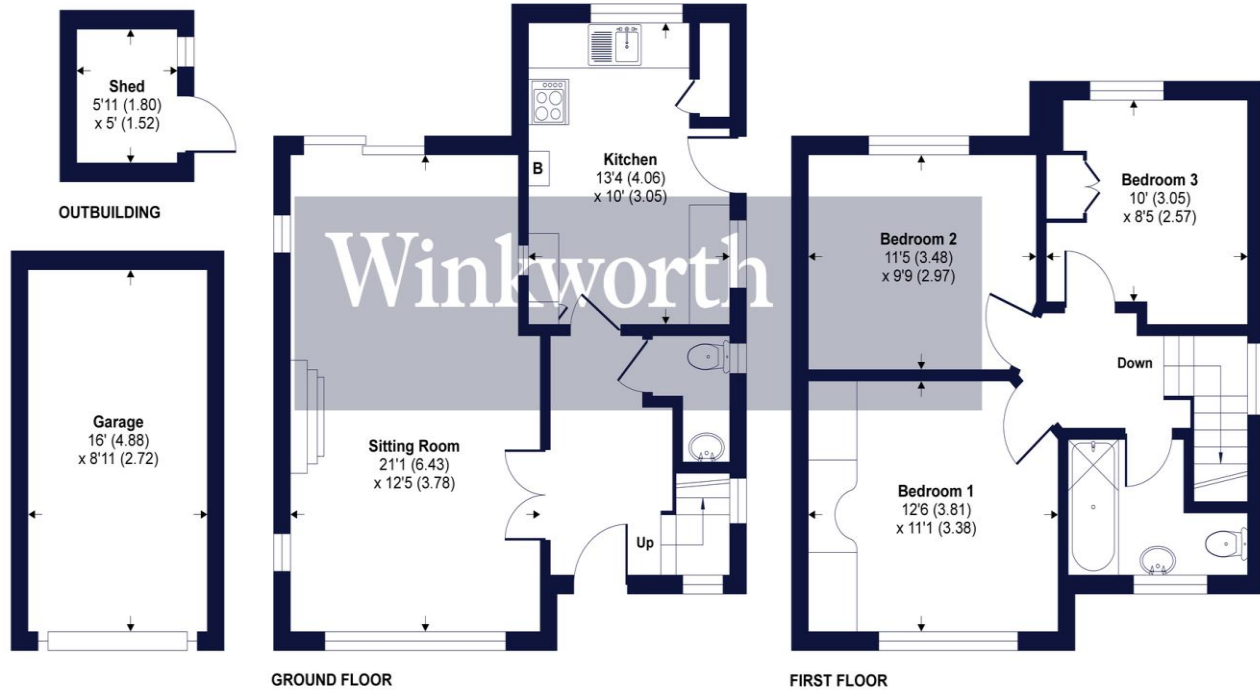
**Hoe Lane, North Baddesley, Southampton, SO52**

Approximate Area = 1099 sq ft / 102 sq m (includes garage)

Outbuilding = 30 sq ft / 3 sq m

Total = 1129 sq ft / 105 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2021. Produced for Winkworth. REF: 771122

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