



11 Castle Lane, North Baddesley, SO52 9LY

Winkworth



WONDERFUL FAMILY HOME

11 Castle Lane is a detached, three-bedroom family home, situated in the sought-after village of North Baddesley, located to the south east of Romsey and a short distance to Chandlers Ford. North Baddesley itself is a wonderful location, with parks and woodlands close by there is excellent scope for getting outdoors. North Baddesley also offers excellent amenities including shops, pubs, restaurants and the popular infant and primary schools. The market town of Romsey is close by and offers a wider range of amenities. The house falls into catchment for the highly regarded Mountbatten Secondary School. It also benefits from excellent transport routes to Southampton.

This 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 offers a spacious, airy living room with views through French doors over the stunning rear garden. A separate kitchen fitted with a wide range of eye and base level units overlooks the front elevation and benefits from a larder cupboard. Completing downstairs is a cloak room. To the first floor, are three bedrooms, two with built in storage and a recently fitted bathroom with shower.

As you approach the property there is a private driveway with parking for multiple vehicles that leads to the single garage. The plot itself is 0.14 of an acre and has been well maintained throughout the years, the fully enclosed rear garden is truly wonderful, mainly laid to lawn with feature trees/shrubs along with a patio area close to the house, perfect for entertaining.



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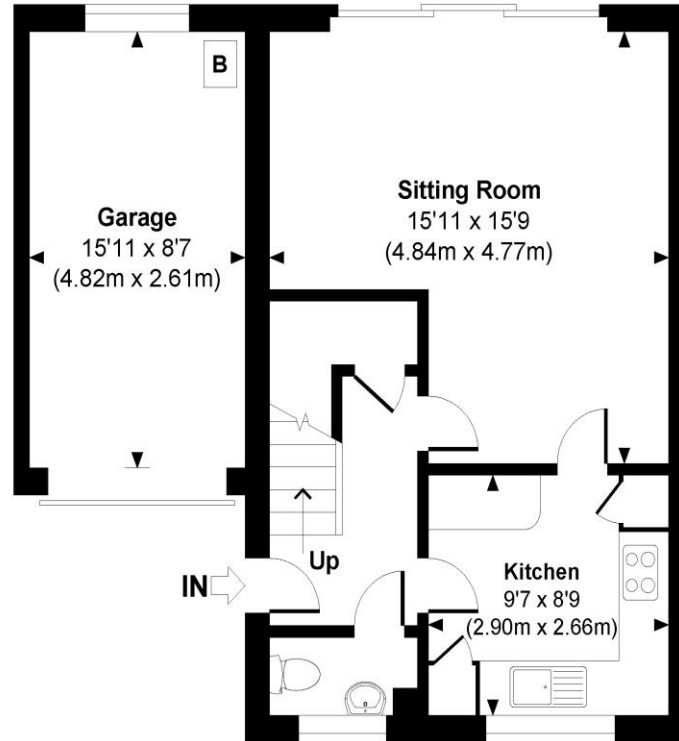
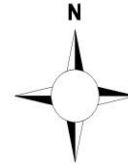
**Address: 11 Castle Lane, North
Baddesley SO52 9LY**

**Council Tax Band "D" EPC "D"
Freehold**



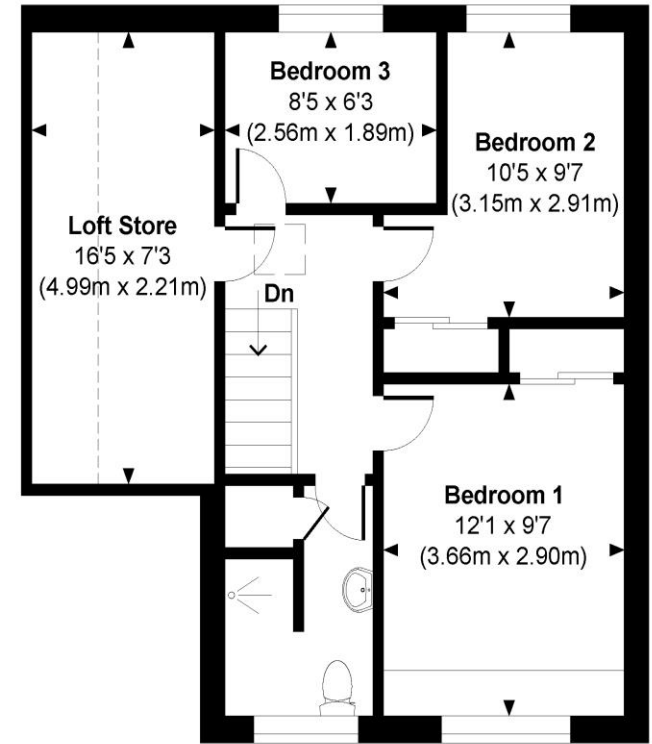
Castle Lane

Approximate Gross Internal Area
Main House = 932 Sq Ft / 86.59 Sq M
Garage = 136 Sq Ft / 12.58 Sq M
Total = 1068 Sq Ft / 99.17 Sq M
Includes areas with Restricted room height.



GROUND FLOOR

--- Indicates restricted room height less than 1.5m.



FIRST FLOOR



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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.

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