

Connells

Mountbatten Park - Phase 2 Hoe Lane
North Baddesley Southampton

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North Baddesley Southampton SO52 9NH

For sale
£500,000







Property Description

Home 38 is designed around easy, practical living, with generous spaces inside and out. The spacious kitchen/dining area provides a natural hub for everyday family life and entertaining, while a separate utility room with direct access to the garden helps keep everything organised. Outside, the large garden offers plenty of room for dining, relaxing and enjoying time together, complemented by useful driveway parking. It's a home where the practical details have been carefully considered without compromising on space or style. Set within a growing new community designed to create a genuine sense of neighbourhood, Home 38 offers the opportunity to enjoy contemporary living in attractive surroundings.

Specification

Kitchen

- Stone worktops with matching upstands
- Soft-close cupboards and drawers
- Stainless steel undermount sink with chrome mixer tap
- Integrated fridge/freezer and dishwasher
- Single fan-assisted oven, induction hob with extractor

Bathrooms & En-Suite

- Contemporary white sanitaryware with chrome fittings
- Porcelanosa wall tiling
- Dual fuel heated towel rails
- Shaver points

Interior Finishes

- Oak handrails and newel posts with hand-painted spindles
- USB charging points to kitchen and bedrooms
- TV points to living room and principal bedroom

Heating & Energy

- Air source heat pump
- Underfloor heating to ground floor
- STELRAD radiators to first floor
- Room thermostats

External

- EV charging point (7kW)
- Fully turfed rear garden
- Front landscaping
- External tap

Sustainability

- Hedgehog tunnels
- Bird and bat boxes
- Swift bricks
- Pollinator-friendly planting throughout the development

Location

Mountbatten Park enjoys a peaceful setting in North Baddesley, surrounded by green space and pockets of mature woodland, while keeping everyday amenities and excellent travel connections within easy reach. This established Hampshire village offers a welcoming community, local shops, schools, nursery provision and recreational facilities, making it well suited to family life and those looking for a balance between countryside and convenience.

The historic market town of Romsey is approximately three miles away, offering an excellent choice of independent shops, high-street names, cafés and restaurants, alongside regular markets and events. Romsey railway station is approximately 2.9 miles from the development, with services including connections towards Southampton and onward travel to London.

For everyday essentials, North Baddesley Surgery is approximately 1.3 miles away, with a Co-op around 1.5 miles from home. Families have a choice of nearby education, including North Baddesley Junior and Infant Schools, while leisure opportunities include local recreation grounds, woodland walks, running routes and Chilworth Golf Club.

Road connections are equally convenient, with the M27 approximately three miles away and the M3 around five miles away. Southampton is approximately eight miles from Mountbatten Park, while Southampton Airport is around a 15-minute drive, making the location practical for commuters and frequent travellers.

Weekends offer plenty to explore. The New Forest is approximately 11 miles away, while Romsey and the surrounding area are home to attractions including Sir Harold Hillier Gardens, Broadlands and nearby Mottisfont. Paultons Park is also within easy reach.

Combining village life, countryside surroundings and convenient connections, Mountbatten Park offers the opportunity to become part of a growing community while enjoying the best of Hampshire on your doorstep.

Brief Property Overview

A high-spec, energy-efficient detached home offering stylish open-plan living, generous bedroom accommodation and premium finishes throughout, set within a desirable village development.

Measurements

Ground floor

Kitchen / dining room - 2.76m x 5.39m

Utility room - 2.31m x 1.62m

Living - 3.39m x 5.39m

First floor

Master Bedroom - 3.42m x 2.87m

Bedroom 2 - 3.17m x 3.01m

Bedroom 3 - 3.17m x 2.26m min extending to 2.35m

Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."















MOUNTBATTEN PARK

NORTH BADDESLEY

WHERE WOODLAND CHARM MEETS MODERN CONVENIENCE

HOME	BEDS
35	3
36	4
37	3
38	3
45	4
46	3
47	3
48	3
49	3
55	3
56	4
57	4
58	5
59	4

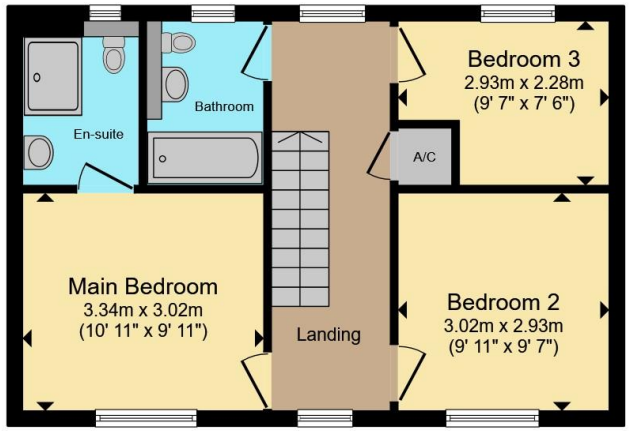
HOME	BEDS
60	4
61	3
62	3
63	4
64	3
65	3
66	3
67	3
68	4
69	4
70	5
71	5
72	4
73	4



MORRISH HOMES



Ground Floor



First Floor

Total floor area 87.7 m² (944 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Tenure: Freehold

The Property Ombudsman

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