Connells

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for sale

£472,500 Freehold



Mountbatten Park Hoe Lane North Baddesley Southampton SO52 9NH



Discover Home 55 at a NEW BUILD Georgian-inspired character meets modern living with a tandem driveway and wonderfully open kitchen/dining space - all set within a thoughtfully designed, welcoming new community.

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Property Details

To help purchasers envision their future home, carefully curated interior design packages have been created, showcasing stylish kitchen designs, contemporary bathroom finishes and practical yet inviting flooring options. Optional additions are available.

Externally, the property benefits from a detached single garage, driveway parking for two vehicles, a fully turfed rear garden and patio area, creating an ideal setting for outdoor entertaining and family enjoyment, with edible planting schemes designed to grow alongside your family featured throughout the exterior landscaping.

Specification Detail

Heating, Electrical & Lighting

- Air source heat pump
- Underfloor heating throughout the ground floor
- Programmable room thermostats
- Stelrad radiators to landing, bedrooms, utility room and cloakroom
- LED downlights to kitchen and bathroom
- Pendant lighting to all other rooms
- FTTP fibre broadband connection
- TV point to lounge and principal bedroom
- USB charging points to kitchen and bedrooms
- Mains-powered smoke and heat detectors with battery back-up

Kitchen

- Contemporary fully fitted kitchen
- Silestone worktops and matching upstands
- Soft-close doors and drawers
- LED strip lighting beneath wall units
- Stainless steel undermount sink
- Chrome mixer tap
- Single fan-assisted oven
- Four-zone induction hob
- Silestone splashback
- Integrated fridge/freezer
- Integrated dishwasher

Bathroom

- Contemporary white sanitaryware
- Chrome brassware
- Concealed cistern WC
- Wall-hung vanity wash basin
- White heated towel rail
- Shaver point
- Porcelanosa wall tiling to sanitaryware areas
- Bath with shower over

External Features

- Detached single garage with power and lighting
- External lighting to front and rear elevations
- External water tap
- Double external

Sustainability & Ecology

Mountbatten Park has been carefully designed to encourage biodiversity and support local wildlife, incorporating:

- Hedgehog highways throughout the development
- Bird nesting bricks
- Swift boxes
- Bat boxes and bat tubes
- Pollinator-friendly planting
- Edible planting throughout the development

Room Measurements

Ground Floor

Entrance Hallway

Lounge - 19' 9" x 11' 6"

Kitchen / Dining Room - 19' 9" x 9' 7

Cloakroom/WC -

First Floor

Bedroom One - 12' 10" x 10' 9"

Bedroom Two - 11'2" x 10' 10"

Bedroom Three - 8' 8" x 7' 1"

Family Bathroom - 8' 9" x 6' 0"

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.

About Morrish Homes

Crafting individual homes from our family to yours since the early 1950s.

For more than seventy years, Morrish Homes has been creating exceptional homes and distinctive street scenes that complement their surroundings whilst supporting local communities and ecology. As part of the Ashfield Partnership, Morrish Homes combines traditional craftsmanship with modern design principles to create homes that are built to stand the test of time.

Constructed by skilled local craftsmen using carefully selected materials, every home is designed to preserve the character and essence of its surroundings whilst meeting the demands of contemporary living.

For complete peace of mind, every home benefits from a two-year Morrish Homes warranty, a ten-year independent structural warranty and manufacturer-backed appliance guarantees.

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."

To view this property please contact Connells on

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Property Ref: ROM307125 - 0006

Tenure:Freehold EPC Rating: Exempt

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