

2a Upper Crescent Road

North Baddesley, Southampton, SO52 9JR

SPENCERS
ROMSEY



Upper Crescent Road

North Baddesley

An outstanding, four bedroom detached chalet style family residence set in grounds of approximately one fifth of an acre, in a highly desirable position in North Baddesley.

Ground Floor

Entrance Porch, Reception Hall, Sitting Room, Kitchen/Dining Room, Garden Room, Study, Bedroom Three, Bedroom Four, Shower Room

First Floor

Galleried landing, Principal Bedroom with En-Suite Bathroom, Bedroom Two with En-Suite Bathroom

Outside

Double Garage with Electric Door, Driveway, Workshop/Studio, Garden and Grounds extending to Approximately One Fifth of an Acre

Guide Price £800,000

4 4 3







The Property

The property is entered via an enclosed entrance porch, leading through to a spacious reception hall. This welcoming space features oak flooring and a handcrafted range of bespoke joinery, including newly fitted built-in storage cupboards, with an oak staircase rising to the first floor.

From the hallway, you are led through to the main sitting room, a well-proportioned space centred around a feature fireplace. A double glazed window overlooks the rear, while two sets of bi-folding doors open through to the kitchen/dining room, allowing for a flexible open-plan layout.

The kitchen/dining room forms the heart of the home, featuring a stunning, recently reconfigured kitchen with an extensive range of contemporary units, complemented by quartz worktops throughout and a large central island. A full range of integrated appliances is included, creating a highly functional and stylish space for modern living. With windows to the side and rear, the room is filled with natural light and flows seamlessly into the adjoining garden room.

Formerly a conservatory, this area has been transformed into a stunning garden room, now fully open to the kitchen and dining space. Featuring a brick base, double-glazed windows and doors, a newly constructed roof, and tile-effect Karndean flooring, it provides an additional reception area with direct access to the garden, enhancing both the usability and overall flow of the ground floor.

Returning to the hallway, there is a separate study with oak flooring and a door to the side, ideal for home working. Two further ground floor bedrooms are also located on this level, both well-proportioned, benefitting from built-in wardrobes. These rooms are served by a modern shower room, fitted with a contemporary suite including a walk-in shower, wash basin and WC with integrated storage, complemented by tiled walls and flooring.

Stairs rise to a galleried first floor landing, providing access to the remaining accommodation. The principal bedroom is a generous space with dual aspect windows and a Velux to the rear, and benefits from two large walk-in wardrobes. The room also offers potential to be divided into two bedrooms, subject to the necessary consents. An en suite bathroom is fitted with a panel bath, wash hand basin and WC, finished with tiled walls and flooring.

Bedroom two is also a comfortable double room with built-in wardrobes and its own en suite shower room, similarly appointed with modern fittings.











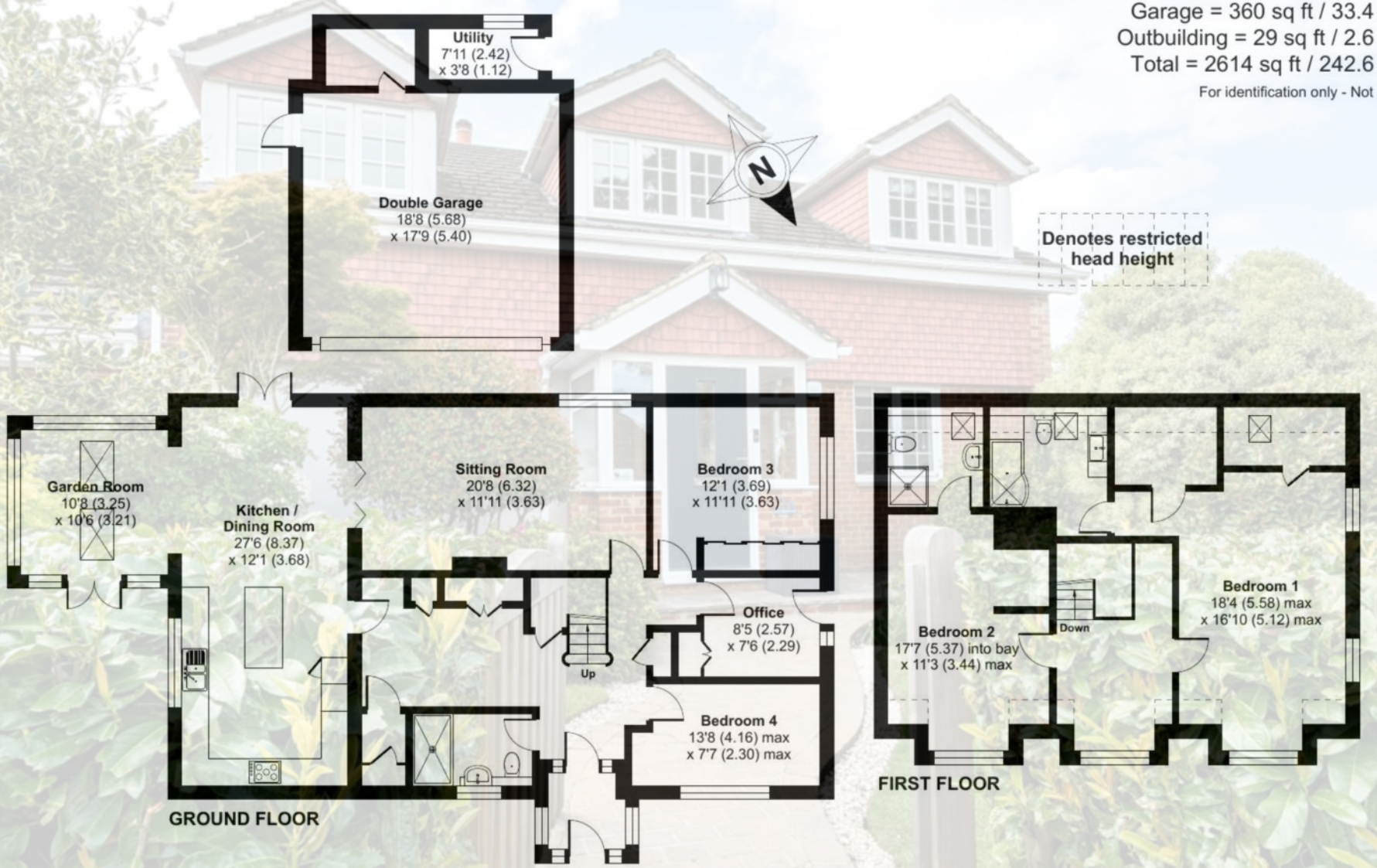






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Approximate Area = 2136 sq ft / 198.4 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Garage = 360 sq ft / 33.4 sq m
Outbuilding = 29 sq ft / 2.6 sq m
Total = 2614 sq ft / 242.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1446700





Outside

Externally, the property occupies a generous corner plot approaching one fifth of an acre. A detached double garage sits to the side, now fitted with an electric up and over door, along with off-road parking for several vehicles.

The gardens wrap around the front and side of the property and are well screened by mature trees, brick walling and fencing, offering a good degree of privacy. Immediately adjoining the garden room is a patio area suited to outdoor dining, while a larger area of lawn extends to the side, complemented by further terracing, established planting, and a selection of outbuildings including a log cabin, summer house and garden shed.

The Situation

The property is well placed within North Baddesley, which offers a local primary school and falls within the catchment area for the well-regarded Mountbatten School. A range of everyday amenities, including shops and eateries, are conveniently located nearby.

There are regular bus services available along Rownhams Lane, while the M27 motorway lies approximately three miles away, providing efficient access to London and the South Coast. In addition, Romsey railway station is situated less than two miles from the property, offering direct rail connections to surrounding areas.

Works undertaken by the current owners

New Front door
New fence and front gate
Front garden landscaped and hedges reduced
Reconfigured kitchen, with new worktops, hob and flooring in kitchen and dining room
Newly fitted tiled and insulated roof on garden room and flooring
Dining room window removed and replaced with French doors
New radiators in dining room
Storage cupboards built in hallway
Additional walk-in wardrobe built in main bedroom
Artificial lawn installed in kitchen garden
New garage electric door and pedestrian door
Alarm to both house and garage installed







Additional Information

EPC: B Current: 89 Potential: 91
Council Tax Band: F
Local Authority: Test Valley
Tenure: Freehold

Services: All mains services connected
Heating: Gas Central Heating
Drainage: Public
Electricity Supply: Solar PV panels

Broadband: Ultrafast broadband available at the property (Ofcom)
Mobile signal/coverage: No known issues, buyer to check with their provider.

Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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