



**Talisman, Castle Lane, North Baddesley SO52 9LY**





## FAMILY HOME WITH BUSINESS OPPORTUNITY

Talisman offers a rare opportunity, providing a wonderful family home along with a barn, paddock with stables and commercial properties, all set within circa. 4.5 acres. Day to day amenities provided for in nearby North Baddesley, include a pub, post office, convenience store, school, church and doctor's surgery. The market town of Romsey provides a wide array of amenities, a little further afield are the cathedral cities of Salisbury and Winchester. The commercial centres of Southampton and Bournemouth are also within a comfortable commute both with their regional airports, whilst the M27 is a short distance away linking to the M3/A303/M25.

The residential aspect of Talisman comprises a three-bedroom detached chalet bungalow, offering flexible living accommodation. You are welcomed into the property via a large entrance hall way which provides access to all principal ground floor rooms. The kitchen is fitted with an extensive range of eye and base level units, and has the useful addition of a utility room. A generous lounge leads onto a large conservatory with doors opening onto the lovely rear garden. To the front elevation is a further room currently being used as a dining room but could be utilised as a study, playroom or fourth bedroom. A cloakroom completes downstairs. On the first floor are three bedrooms along with family bathroom.

To the front of the property is a large lawned area bordered by shrubs, an 'in and out' driveway offers parking for plenty of vehicles, and leads to the detached double garage. The garden is impressive, consisting of a large lawned area, edged with trees and shrubs and a sizeable patio the perfect setting for outdoor entertaining. The garden also features a large pond with floating deck.

The outbuildings comprise a spacious barn with versatile usage. Currently being used as a storage space/games room above, along with a paddock with stables and three commercial units (B2 use) currently all occupied and providing an income. Both the stables and commercial aspect have separate access with stables having the option of equestrian usage. The land, approaching 4.5 acres of mostly paddock land surround the residential and commercial properties.







