



Phillimore Road, Stoneham, Southampton, Hampshire, SO16 2NQ

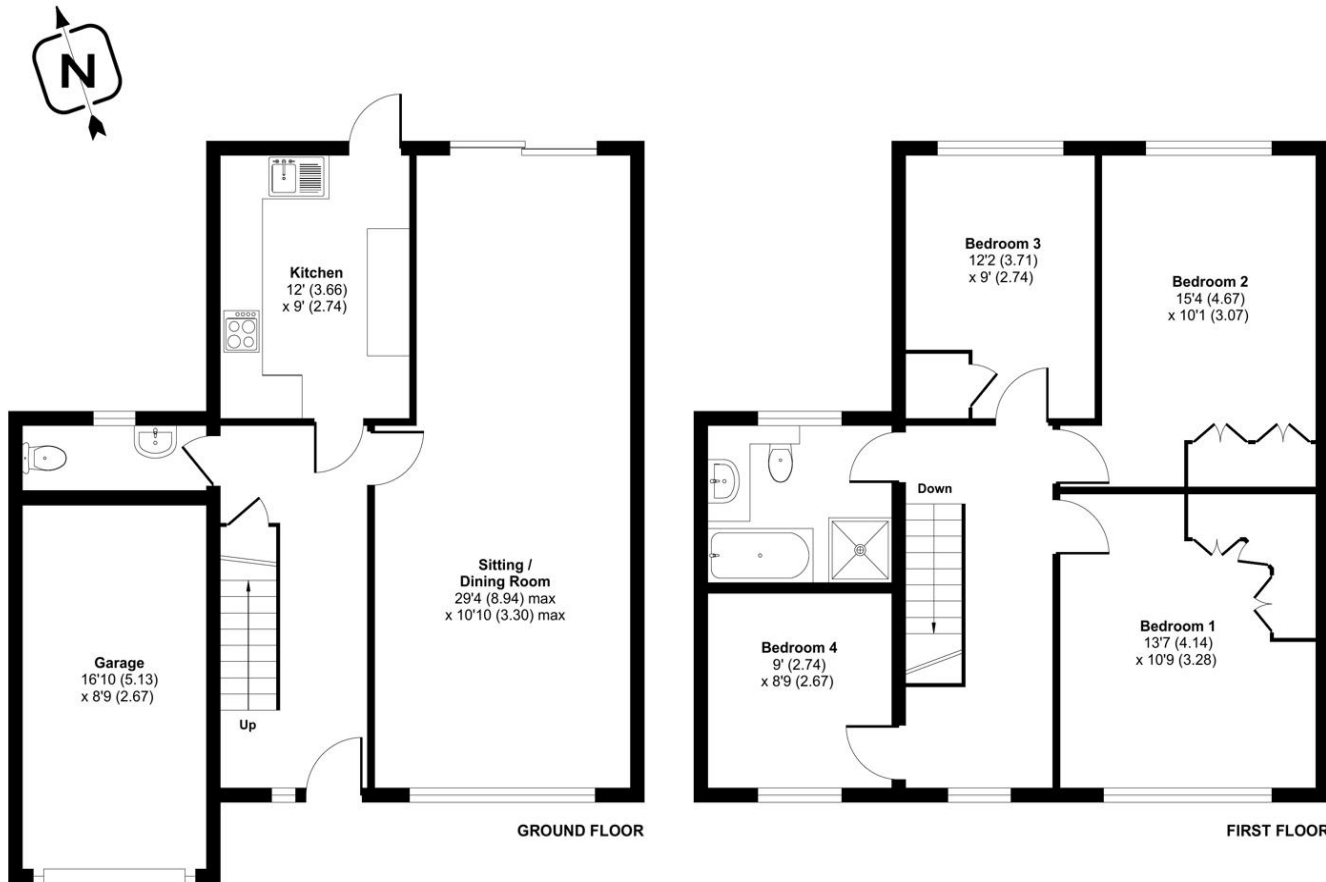


ACCOMMODATION

This wonderful four-bedroom detached family home is located in a quiet and convenient setting which is within easy reach of the airport, the university, the common, excellent transport links across the city and, access to the M3 and M27 motorway networks. The home has been lovingly cared for by the current owners with spacious accommodation throughout, making an early viewing highly recommended. Entered via a welcoming entrance hallway with an impressive 29-foot dual aspect lounge/dining room, this home benefits from a downstairs cloakroom off the hallway. The well fitted kitchen is located at the rear with a delightful aspect of the garden. The first floor continues to impress with four generous sized bedrooms with built in wardrobes in bedrooms one and two, all the rooms are serviced by the family bathroom. Externally, this home really comes into its own with a fabulous, flat, generously sized private rear garden, paved patio area and access to the front where there is ample off-road parking on the drive and access to the garage.

Approximate Area = 1479 sq ft / 137.4 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 967063



SITUATION

The property enjoys a superb location with convenient access to the centre of Southampton and its abundance of facilities and amenities that include shops, restaurants, bars and cinema. Ocean Village Marina, West Quay and Oxford Street have many vibrant restaurants and contemporary bars. The location also benefits from easy access to the M27 and M3 for commuters. Swaythling station is within close proximity, which is excellent for commuting to Winchester and Southampton Central.



SPECIFICATION

- Modern detached family home
- Four generously sized bedrooms
- Large dual aspect lounge dining room
- Downstairs cloakroom
- Ample off-road parking
- Garage

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: E

GUIDE PRICE

Guide Price £450,000

TENURE

Freehold