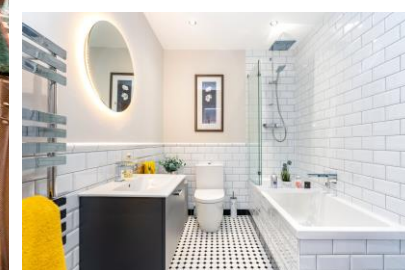




Bassett Green Road, Bassett, Southampton, SO16 3TR



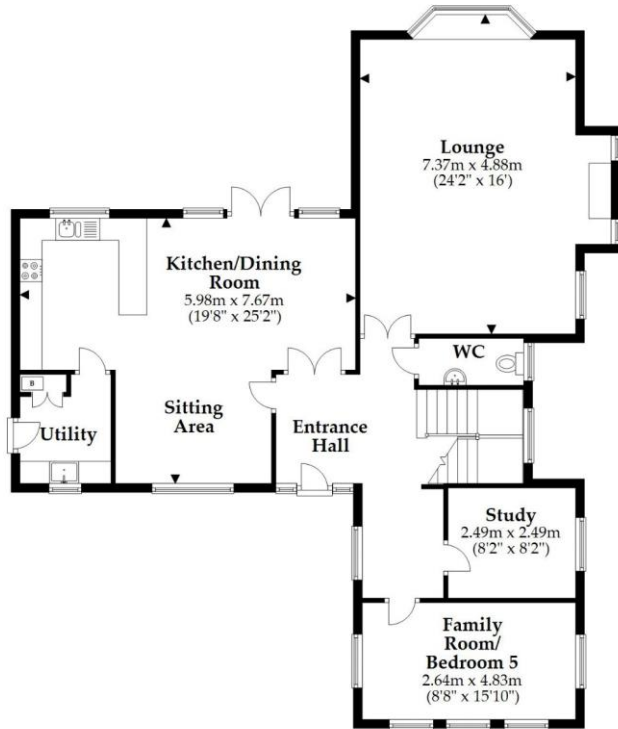
## ACCOMMODATION

This impressive detached house is positioned on a mature plot exceeding a quarter of an acre with a delightful leafy outlook and distant views at the rear and boasting a southerly facing aspect. The property will appeal to discerning purchasers seeking a quality individual home of enviable proportions with tastefully appointed accommodation that includes an excellent open plan kitchen/dining room that is a superb social space. The large hallway has a cloakroom and the elegant lounge is well-proportioned and features an inglenook fireplace. There is a home office (broadband speed of 500MB is ten times faster than usual) and a family room/optional fifth bedroom together with a utility room. The principal bedroom enjoys far reaching views and benefits from a dressing area and a wet room style en-suite shower room. The guest bedroom has an en-suite bathroom and two further double bedrooms are served by a well-appointed bathroom. The driveway offers parking/turning for several vehicles and there is a detached garage and carport. The delightful rear garden enjoys an excellent degree of natural privacy and is predominantly laid to lawn with a host of shrubs and trees. Two large sheds and a greenhouse are provided.

Note; Measurements were not taken by LJ/T Surveying and we cannot guarantee their accuracy.

### Ground Floor

Approx. 118.2 sq. metres (1271.8 sq. feet)



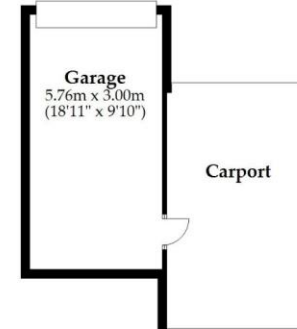
### First Floor

Approx. 90.7 sq. metres (975.8 sq. feet)



### Outbuilding

Approx. 33.9 sq. metres (364.9 sq. feet)



Total area: approx. 242.7 sq. metres (2612.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJ/T Surveying Ringwood



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

Bassett is a highly sought-after residential area due to the close proximity of The University campus that provides numerous facilities including The Jubilee sports complex that has an indoor swimming pool. The Turner Sims concert hall and popular Nuffield Theatre are also found nearby that host a varied programme of cultural events. The Common, Sports Centre and City Golf Course are within a short distance and provide excellent recreational open space. Access to the M27/M3 motorway network is close by and The Parkway railway station provides a fast route to Waterloo also Southampton Airport is just 2.5 miles away. Local shops are found in Winchester Road whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex.



### **SPECIFICATION**

- Plot exceeding a quarter of an acre with stunning views
- Principal bedroom with amazing views, dressing area and en-suite wet room style shower room
- Guest bedroom with en-suite bathroom, two further double bedrooms and a family bathroom
- Elegant lounge with feature inglenook fireplace
- Superb large open plan kitchen/dining room
- Study & family room/fifth bedroom
- South facing rear garden with a high degree of privacy
- Ample parking, carport & a detached garage

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: F

### **GUIDE PRICE**

Guide Price £899,995

### **TENURE**

Freehold