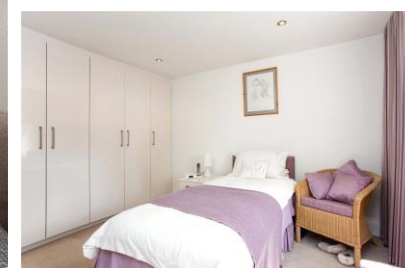




Leah Close, Southampton, Hampshire, SO16 6DP

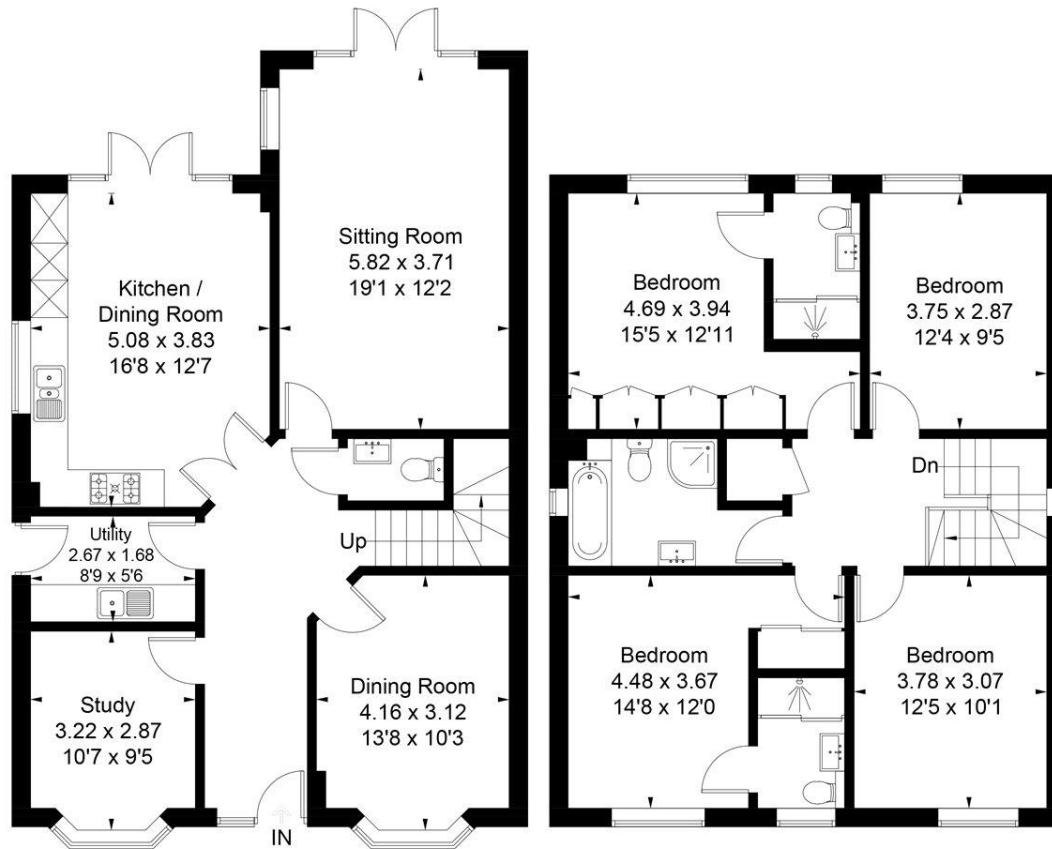


ACCOMMODATION

Quietly set back in a secluded private cul-de-sac, this architecturally designed and well thought out double-fronted detached home offers an abundance of space and luxury. The contemporary kitchen/dining room spoils you for space and scope, featuring a separate handy utility room and French doors to the garden. The impressive sitting room also invites everyone out to the rear garden, along with a large bay-fronted dining room for elegant get-togethers. There is also a further reception room which offers a great study space. Upstairs, the principal bedroom enjoys an abundance of wardrobe space and an en-suite bathroom. The second bedroom also has an en-suite bathroom and two further double bedrooms are served by a family bathroom with separate shower. The beautiful and easily maintained garden is a real focal point of the home and is lovely space to enjoy al-fresco dining in the summer months. Further benefiting from a double car barn and driveway space for four vehicles, this one-off property really is a home that you can walk into, enjoy and relax.



Approximate Area = 162.9 sq m / 1753 sq ft
Including Limited Use Area (0.8 sq m / 8 sq ft)



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

This location is a popular residential area with Hill Lane on its eastern boundary bordering Southampton Common and Winchester Road on its western boundary leading to St James Park, both of which provide excellent recreational facilities and acres of green open space. Local shops, takeaways and cafes are found in St James Road and a small retail park is found on Winchester Road. Sought after schooling for all ages from early years to renowned sixth form colleges are found within the general area and the central railway station is found just off the southern end of Hill Lane by Commercial Road. The city centre is easily reached and access to the M3 & M27 networks are within easy travelling distance.



SPECIFICATION

- Generous four-bedroom detached home
- Three reception rooms and utility
- Family bathroom and two en-suites
- Car barn and driveway for four vehicles
- Quiet and secluded location
- Individually designed home
- Built by prestigious developer

LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

GUIDE PRICE

Asking Price £625,000

TENURE

Freehold

Estate Management charge £40pcm

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.