

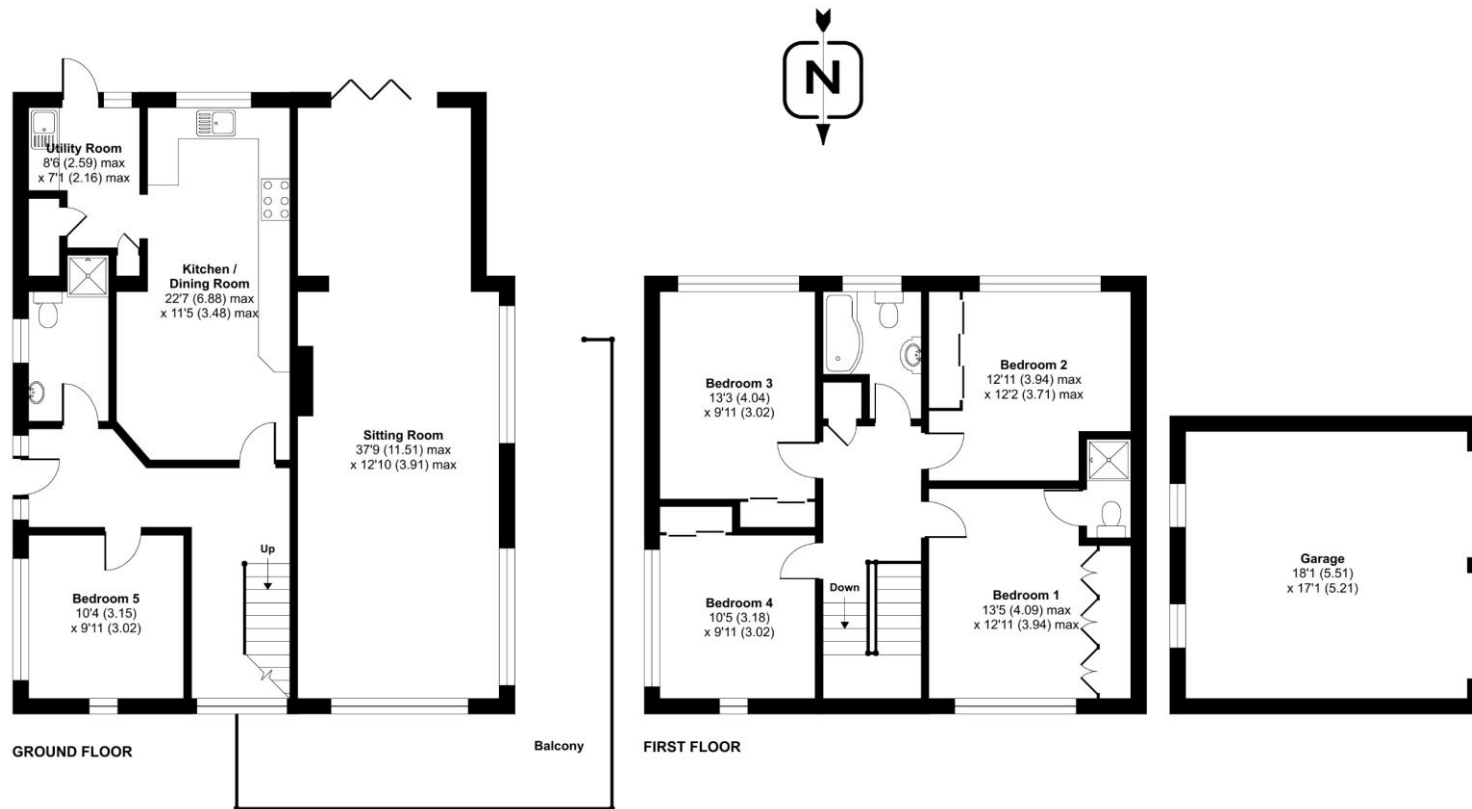




ACCOMMODATION

Positioned in a favoured location at the end of a private lane this impressive detached house has a unique address whilst enjoying a delightful outlook and elevated sun-deck boasting a southerly and westerly aspect. The tastefully appointed accommodation is a credit to the owners. The ground floor includes a superb reception hall leading to a stunning 37-foot light and airy triple aspect lounge/dining room with a wood burner and bi fold doors. The large kitchen/breakfast room has ample space for a table and chairs with the added advantage of a utility room. The ground floor guest bedroom is a double and found opposite a well-appointed shower room. An impressive staircase leads to the first floor where there are four well-proportioned double bedrooms fitted with mirrored wardrobes, three are served by the family bathroom with an en suite shower room serving the principal bedroom. The delightful grounds enjoy a high degree of natural privacy with ample parking and a detached double garage. There is a paved patio with an area of lawn complemented by mature shrubs while the elevated sun deck provides views of the attractive garden and surrounding area.

Approximate Area = 1923 sq ft / 178.6 sq m
 Garage = 311 sq ft / 28.8 sq m
 Total = 2234 sq ft / 207.5 sq m
 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	69	80
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2022. Produced for Charters Estate Agents Limited. REF: 833681



SITUATION

Bassett is a popular residential suburb forming a large part of north Southampton and offering potential homeowners' diversity of property as well as being a pleasant environment to live in. Excellent recreational facilities are provided by the common, sports centre and the city golf course that boast a thousand acres of green open space whilst Stoneham golf and Chilworth golf club offer further facilities for the serious enthusiast. Bassett is superbly connected with access to the M3 & M27 motorways that allow access to regional towns and cities whilst The Parkway railway station is located opposite the international airport that has a fast route to London Waterloo. The University campus is found nearby in Highfield whilst The General Hospital is less than two miles distant. A wide variety of popular schools from nursery age upwards are found within the vicinity both in the public and private sector.



SPECIFICATION

- Favoured location at the end of a private lane
- Superbly presented accommodation throughout
- Light and airy 37' triple aspect lounge/dining room with wood burner and bi-fold doors
- Ground floor guest bedroom opposite well-appointed shower room
- Four well-proportioned bedrooms fitted with mirrored wardrobes, en suite shower room to principal
- Double garage with ample parking
- Large sundeck with delightful sunny outlook

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: F

GUIDE PRICE

Guide Price £750,000

TENURE

Freehold