



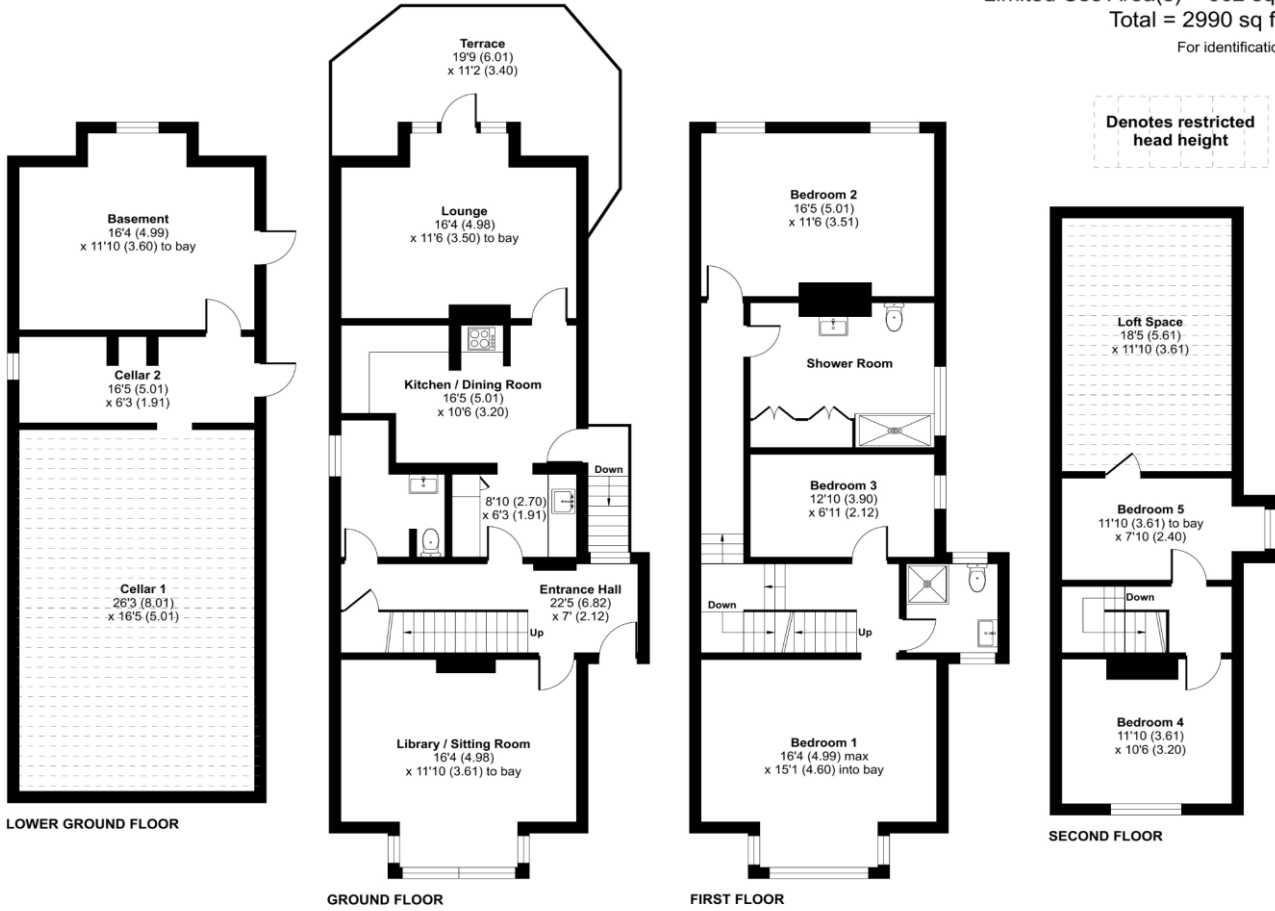


ACCOMMODATION

A substantial detached house of great character and stature enjoying a superb position in a quiet road opposite The Common. The property is ideally situated for access to the University campus and the General Hospital and will appeal to purchasers seeking a traditional family home of enviable proportions. The interior boasts high level ceilings, striped floorboards and ornate fireplaces that enhance the charm of the accommodation on offer. The hallway creates a warm welcome and has the benefit of a cloakroom. The front aspect reception room has full height and width book shelving together with a ladder. The utility area leads through to the kitchen/dining room that in turn allows access to the lounge with a door opening to a raised deck that has a view to the garden. On the first floor a large bedroom has a front aspect with a further double bedroom and a shower room. The principal bedroom has a rear outlook and is served by the large adjacent shower room (previously a bedroom). The top floor has a landing with a double and single bedroom together with useful roof storage space. Outside, there is a small front garden with a brick paved path to the front door and the side path. Beneath the house there are several interconnected cellars that provide excellent storage while a further individual cellar has a radiator and is an ideal workshop. The remainder of the garden is laid to lawn with mature shrubs and plants and has a pleasant outlook.

Approximate Area = 2328 sq ft / 216.3 sq m
 Limited Use Area(s) = 662 sq ft / 61.5 sq m
 Total = 2990 sq ft / 277.8 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		71
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

Highfield is a highly sought-after residential area and is a short distance from The Common, city centre and the main university campus. Extensive shopping facilities that include Sainsbury's and Waitrose together with cafes and bars are found nearby in Portswood Broadway. The Jubilee sports hall that has a gym and an indoor swimming pool is located in University Road and the Turner Sims concert hall is close by. A variety of popular pubs are within close proximity and the M3 & M27 motorway networks are easily reached. The Parkway railway station (opposite the international airport) provides a fast route to Waterloo. The house is also within the catchment of two very desirable schools; Highfield primary school and Portswood Primary School

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Charters Estate Agents Limited. REF: 1225642



SPECIFICATION

- Superb position opposite The Common
- Traditional family home of enviable proportions
- Character features, stripped floorboards and high ceilings
- Large hallway with a cloakroom
- Two reception rooms, utility area and kitchen/dining room
- Three first floor bedrooms served by two shower rooms
- Two further loft bedrooms
- Extensive cellar space and level rear garden

LOCAL AUTHORITY

Southampton City Council

Council Tax Band E

GUIDE PRICE £795,000

TENURE

Freehold