



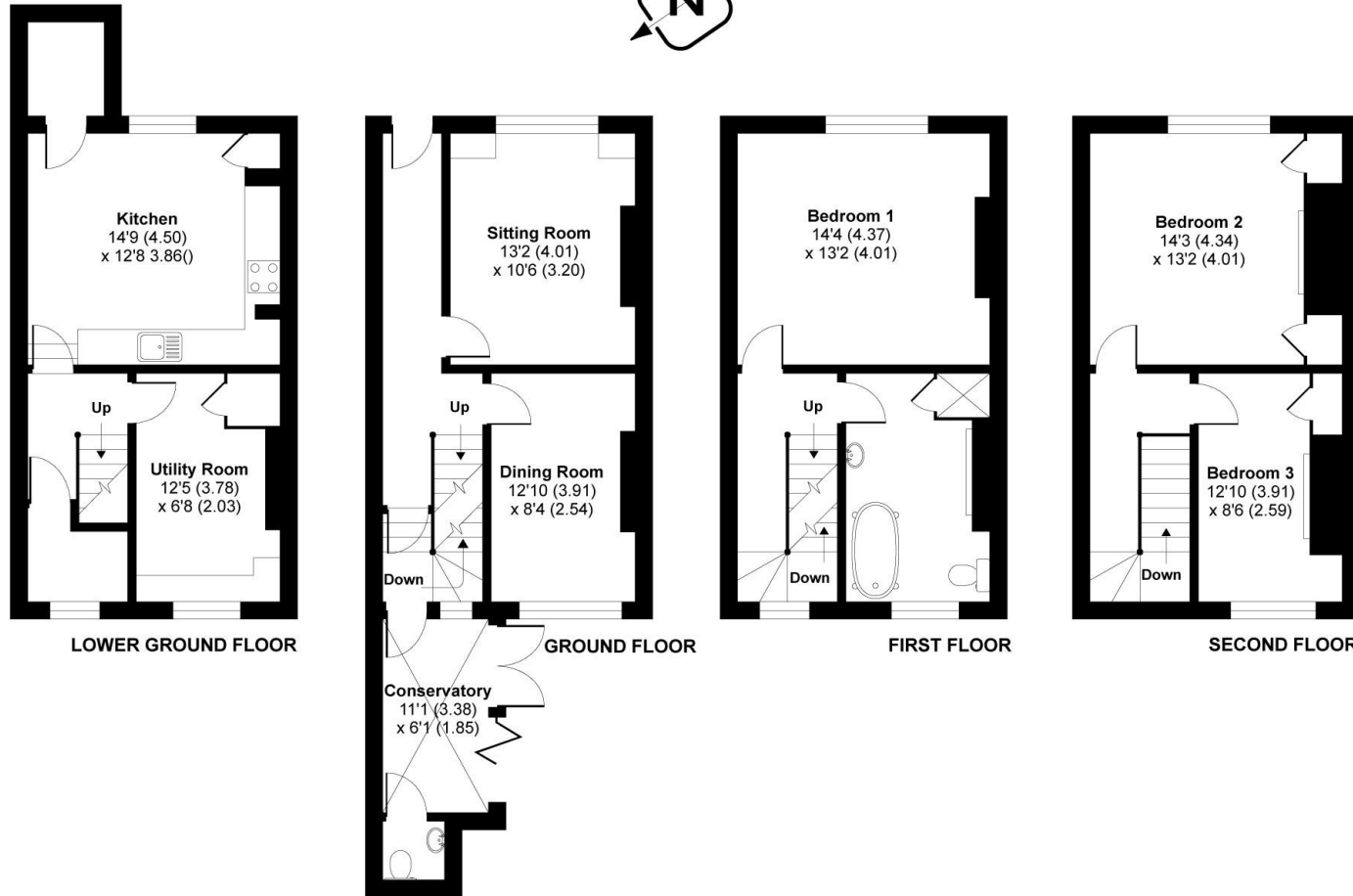
Bugle Street, Southampton, Hampshire, SO14 2AL



ACCOMMODATION

Located in the picturesque Bugle Street lies this stunning Grade II listed Georgian townhouse that is truly one of a kind, built in 1785 and situated in the old town surrounded by historic buildings and architecture. The property has been decorated internally in recent weeks to a high standard. On entering the home you will notice that the property retains a wide array of its original features. The welcoming entrance hallway with ornate architrave and picture rails guides you into the home. The ground floor comprises a cosy sitting room with an open fireplace which offers a lovely area to retreat to with a glass of wine, and in turn flows beautifully through to the separate dining area, a great space for more formal occasions or for us as a large office for those looking to work from home. The conservatory is positioned to the rear of the ground floor featuring flagstone flooring, original grates and bi-folding doors leading to the courtyard garden. The lower ground floor provides access to the fitted kitchen/breakfast room, a design that offers modern versatile living whilst remaining in keeping with the character and style of the home with cream wall and base units and tasteful worktops. There is also the benefit of a separate utility room which is generous in size. The first floor features the principal bedroom, a spacious room with delightful views and an original fireplace which is served by the four-piece family bathroom with an elegant roll top bath, separate shower cubicle, pedestal wash hand basin and WC. The top floor boasts two further bedrooms ideal for guests or children both with fitted wardrobes.

Approximate Area = 1640 sq ft / 152.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(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'chemcom 2020. Produced for Charters. REF: 576492



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection. The location also benefits from easy access to the M27 and M3 with the nearby Southampton Central and Southampton Parkway railway stations providing a fast and convenient route to London Waterloo, Winchester and the New Forest.



SPECIFICATION

- Stunning Georgian townhouse
- Grade II listed building with a host of original features
- Renovated and finished to a high standard
- Three well-proportioned bedrooms
- Two reception rooms
- Well-equipped kitchen and separate utility room
- Conservatory
- Courtyard garden
- Located within the Old Southampton Walls setting
- Vendor suited

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

ASKING PRICE

Guide Price £425,000

TENURE

Freehold