



Lime Gardens, West End, Southampton, Hampshire, SO30 3RG



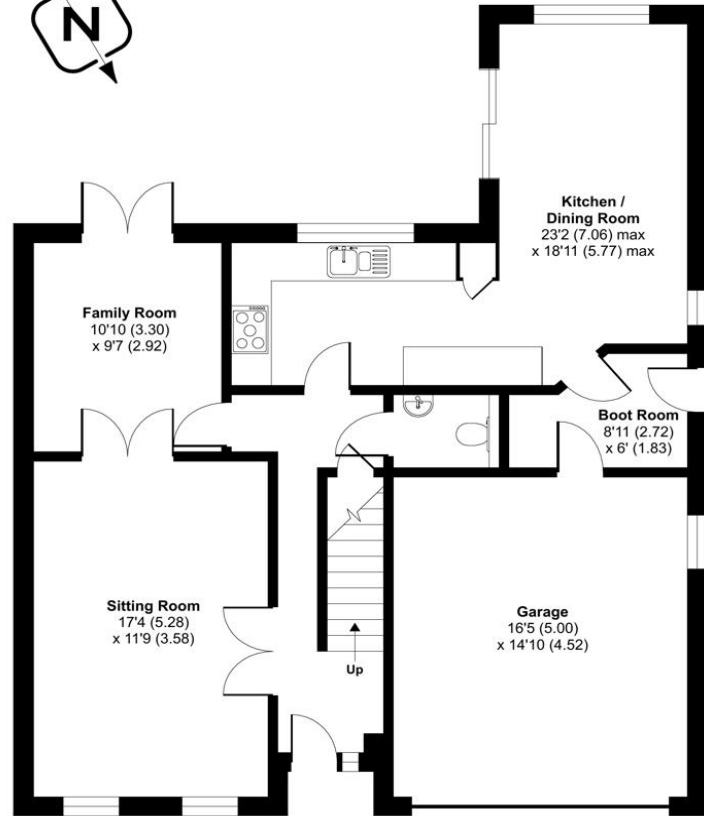
ACCOMMODATION

A superb detached family home in a private position within the highly sought-after close of Lime Gardens, conveniently situated just off the popular Barbe Baker Avenue. The spacious and beautifully presented accommodation provides in the region of 2600 sq ft and comprises a welcoming and spacious entrance hallway, guest cloakroom, two generous reception rooms, as well as a good-sized fitted kitchen/dining room with ample eye and base units. A separate utility/boot room, providing space for all the necessary appliances completes the ground floor. Upstairs on the first floor are five well-proportioned double bedrooms, with the principal bedroom boasting an en-suite shower room. Four of the bedrooms have built-in wardrobes, offering ample storage. A further stylish family bathroom with twin sinks and a separate shower is located off the delightful large landing. Externally, the private rear garden features a patio seating area, with the rest of the garden mainly laid to lawn, ideal for children to play. A driveway to the front of the property provides off-road parking for several vehicles and leads to a double integral garage for covered storage.

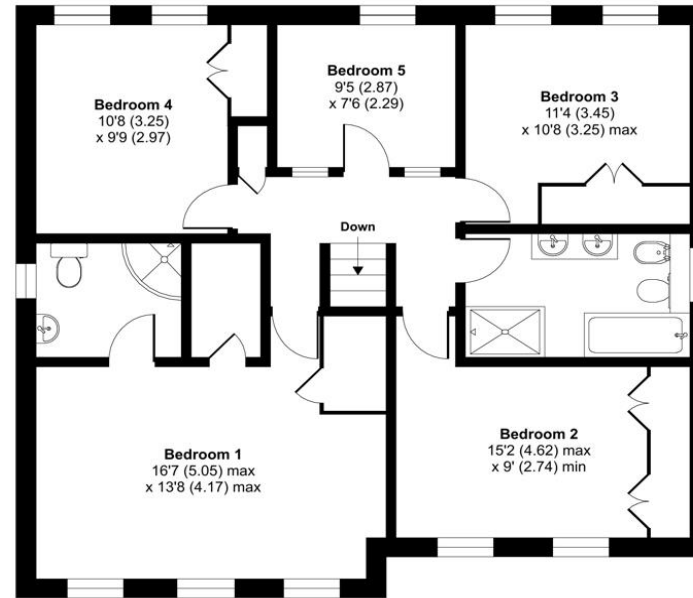
Approximate Area = 1719 sq ft / 159.7 sq m
 Garage = 249 sq ft / 23.1 sq m
 Total = 1968 sq ft / 182.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		74
(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	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Charters Estate Agents Limited. REF: 951747



SITUATION

West End is a sought-after 'village' style suburb to the east of Southampton with excellent road, rail and air transport links. The high street hosts an excellent variety of local shops and there is a good choice of popular schooling for all ages within the vicinity. Superb leisure facilities are provided by the Itchen Valley Country Park, whilst Manor Farm Country Park enjoys walks along the Hamble River. The nearby retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket hosting international matches and live music events. The yachting havens of Hamble and Bursledon are a short drive away. Easy access is also available to the M27, M3 and railway network.



SPECIFICATION

- Impressive detached family home
- Sought-after location
- Spacious living accommodation throughout
- Five good-sized bedrooms
- En-suite facilities
- Spacious, private rear garden
- Ample driveway parking
- Double garage

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band – F

ASKING PRICE

£725,000

TENURE

Freehold