



Bassett Green Close, Bassett, Southampton, Hampshire, SO16 3QS



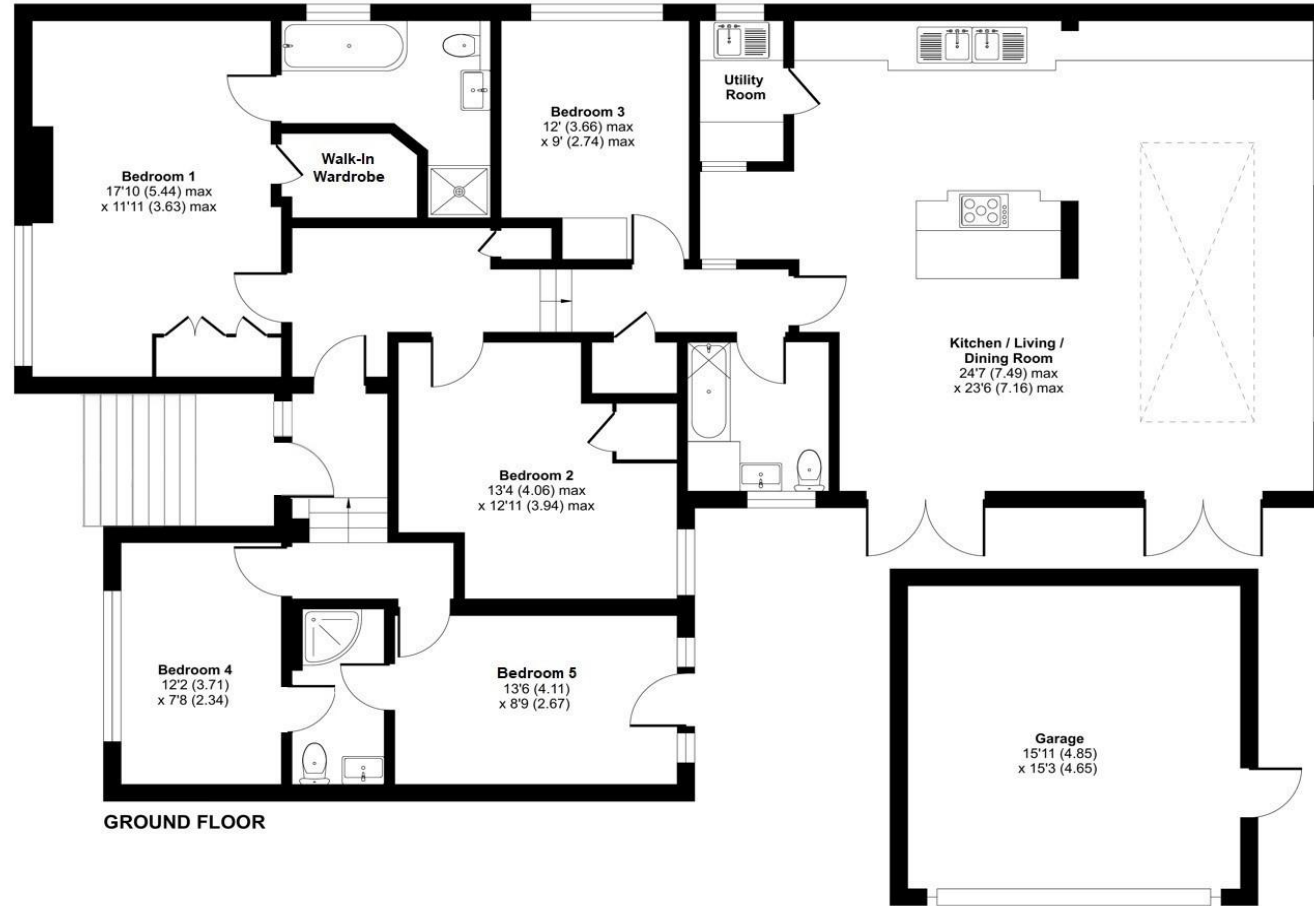


## ACCOMMODATION

A spacious detached single-storey residence offering an individual, contemporary design that will appeal to a wide range of potential buyers seeking a quality home within a highly sought-after neighbourhood close to Bassett Wood. The flexible split-level layout can suit a variety of family circumstances with the potential for a two room guest annexe with a shower room and independent access. The principal bedroom boasts a high-level ceiling, fitted wardrobes, a walk-in wardrobe and a four-piece ensuite bathroom. Two further bedrooms are served by a stylish bathroom and the remaining two bedrooms have access to a Jack and Jill shower room. The outstanding feature of the property is the superb open plan kitchen/living/dining room that measures an impressive 24' x 23' which emanates excellent natural light and is a wonderful social and entertaining area including a bespoke desk & shelving unit. There is a separate utility room and doors which open onto a large paved terrace that is ideal for al fresco dining. Steps lead up to the level area of lawn that enjoys an open but private outlook which is ideally positioned for the best of the summer sun; a quality bespoke pergola is perfect for relaxing on sunny days and warm evenings. The block paved drive allows off-road parking and there is a detached double garage and useful side shed found to the left hand side.

Approximate Area = 1998 sq ft / 185.6 sq m

For identification only - Not to scale



GROUND FLOOR

GARAGE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 993496



## SITUATION

Bassett is a highly sought after residential area due to the close proximity of The University of Southampton campus, which provides numerous facilities including The Jubilee sports complex that has an indoor swimming pool. The Turner Sims concert hall and popular Nuffield Theatre are also found nearby that host a varied programme of cultural events. Southampton Common, Sports Centre and City Golf Course are within a short distance and provide excellent recreational open space. Access to the M27/M3 motorway network is close by and Southampton Airport Parkway railway station provides a fast route to Waterloo and in addition, Southampton Airport is just 2.5 miles away. Local shops are found in Winchester Road whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex.





### SPECIFICATION

- Stylish split-level single-storey residence
- Highly sought-after location
- Stunning 24' x 23' open plan kitchen/living/dining room
- Principal bedroom featuring a walk-in wardrobe and ensuite
- Two bedrooms linked by a shower room
- Two further bedrooms served by a bathroom
- Attractive garden with a large pergola
- Off-road parking and a double garage

### LOCAL AUTHORITY

Southampton City Council  
Council Tax Band: E

### GUIDE PRICE

Offers In Excess Of £725,000

### TENURE

Freehold