





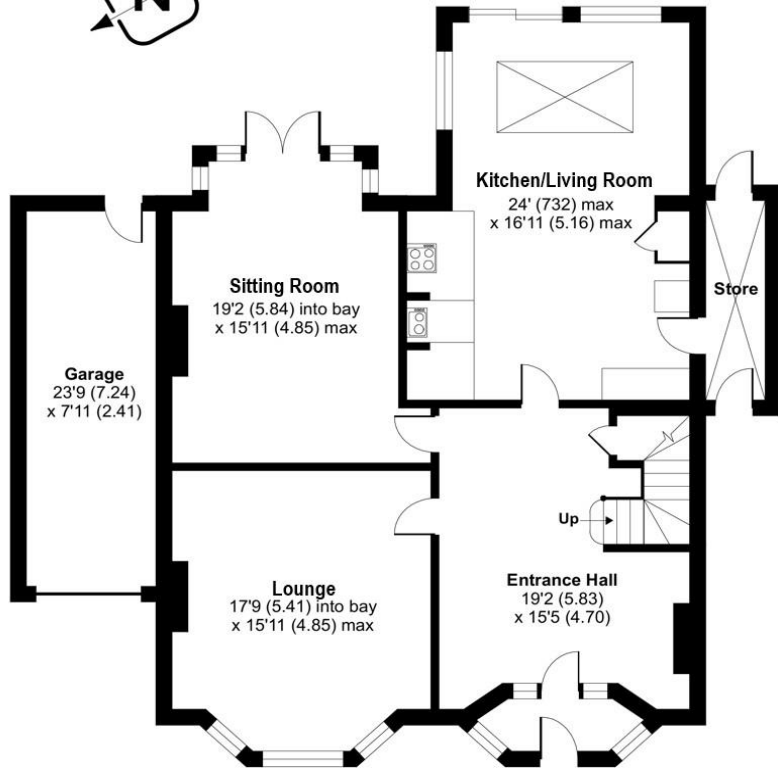
## ACCOMMODATION

A traditional detached house of great character and stature with accommodation ideally suited to the growing family. The well-presented interior comprises a superb hallway with a cloakroom that creates a favourable impression when entering this fine home. There is a pleasant front aspect lounge with a bay window and an elegant sitting room that has a rear view. The outstanding feature is the stunning open-plan kitchen/living room that features an Aga, a matching island unit and a roof lantern that emanates excellent natural light. Double-glazed doors overlook the garden and there is also a useful side lobby. On the first floor, there is a large landing and the sizeable roof space offers scope for conversion (subject to the necessary consents). Two generous double bedrooms both have ensuite shower rooms while two further bedrooms are served by a bathroom and separate WC. Off-road parking & turning are provided for several vehicles and an attached garage is found on the left. The rear garden has a paved patio and is predominantly laid to lawn with mature shrubs enjoying an attractive, open outlook. A summerhouse found on the rear boundary is perfectly positioned for the best of the sunshine.

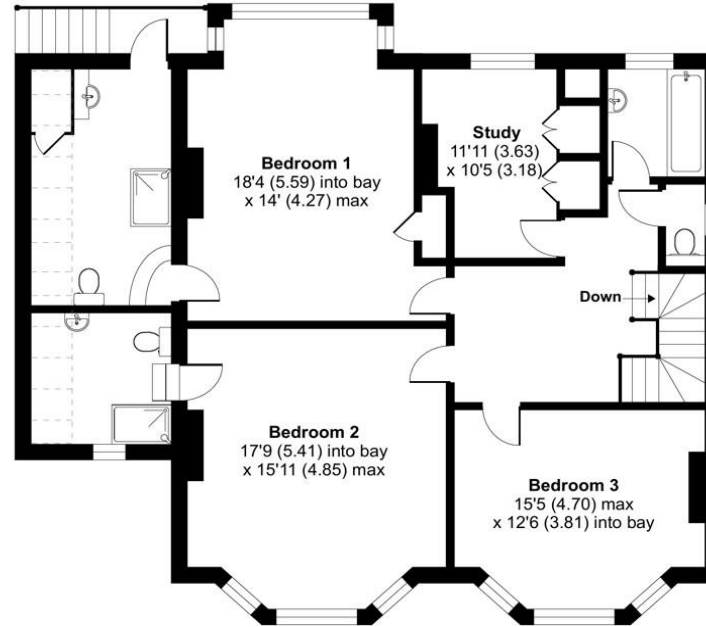
Approximate Area = 2598 sq ft / 241.3 sq m  
 Limited Used Area = 48 sq ft / 4.4 sq m  
 Garage = 190 sq ft / 17.6 sq m  
 Total = 2836 sq ft / 263.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 999020



## SITUATION

Bassett has proved to be a popular residential area due to the close proximity of the city golf course, common and sports centre that provide excellent recreational facilities. The University and General Hospital are found within the vicinity and access points to the M13 and M27 motorway networks allow fast lines of communication to London as well as regional towns and cities. The Parkway railway station is found opposite the international airport adjacent to Junction 5 of the M27 and provides a fast route to Waterloo. The city centre is a short drive away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A variety of schools for all ages are found nearby.



### **SPECIFICATION**

- Impressive character detached house
- Superb reception hall with a cloakroom
- Elegant lounge and a rear aspect sitting room
- Stunning open plan kitchen/dining room
- Two large bedrooms with en-suite shower rooms
- Two further bedrooms served by a bathroom & WC
- Extensive parking/turning and an attached single garage
- Generous rear garden with a pleasant outlook

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: F

### **GUIDE PRICE**

Guide Price £795,000

### **TENURE**

Freehold