



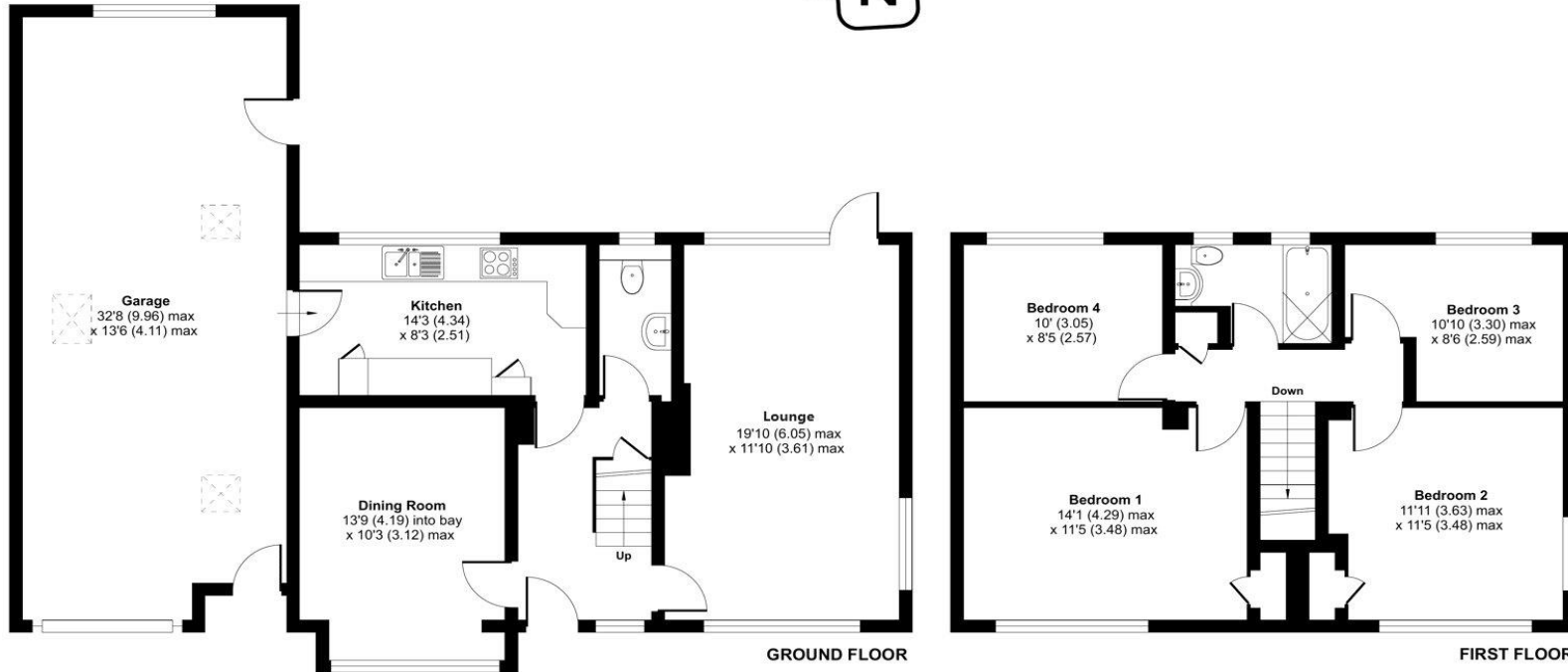
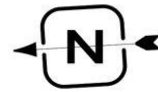
Holly Hill, Bassett, Southampton, Hampshire, SO16 7ES



ACCOMMODATION

A spacious detached house positioned in a highly favoured residential area within walking distance of the sports centre and golf course on the popular west side of Bassett Avenue. The accommodation will appeal to a wide range of potential buyers as a number of houses nearby have had extensions and alterations, subject to the necessary consents there may be a similar scope with this desirable property. The layout comprises a central hallway with a cloakroom and an understairs cupboard. The lounge has a pleasant dual-aspect enjoying views of the garden. The separate dining room has a front outlook and if desired could be combined with the adjacent kitchen. On the first floor, there are four well-proportioned double bedrooms served by a family bathroom. The plot exceeds a fifth of an acre in size and the driveway allows off-road parking for several vehicles. The attached double-length garage is an exceptional size and offers scope for conversion in whole or part. The rear garden enjoys a good degree of privacy and is predominantly laid to lawn with a brick paved patio, mature shrubs and a woodland area found towards the rear boundary.

Approximate Area = 1270 sq ft / 117.9 sq m
 Garage = 431 sq ft / 40 sq m
 Total = 1701 sq ft / 157.9 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		
(55-68)	D	61	75
(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/checom 2024. Produced for Charters Estate Agents Limited. REF: 1090195



SITUATION

Bassett is a popular residential suburb forming a large part of north Southampton and offering potential homeowners diversity of property as well as being a pleasant environment to live in. Excellent recreational facilities are provided by the common, sports centre and the city golf course that boast a thousand acres of green open space whilst Stoneham Golf and Chilworth Golf Club offer further facilities for the serious enthusiast. Bassett is superbly connected with access to the M3 & M27 motorways that allow access to regional towns and cities whilst The Parkway railway station is located opposite the international airport that has a fast route to London Waterloo. The University campus is found nearby in Highfield whilst The General Hospital is less than two miles distant. A wide variety of popular schools from nursery age upwards are found within the vicinity both in the public and private sectors.



SPECIFICATION

- Highly sought-after area close to the sports centre
- Spacious detached house with an attractive setting
- Hallway with a cloakroom
- Impressive dual-aspect lounge
- Separate dining room
- Kitchen with rear outlook
- Four well-proportioned bedrooms and a family bathroom
- Substantial attached garage measuring 32ft x 13ft

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: E

GUIDE PRICE

£625,000

TENURE

Freehold