

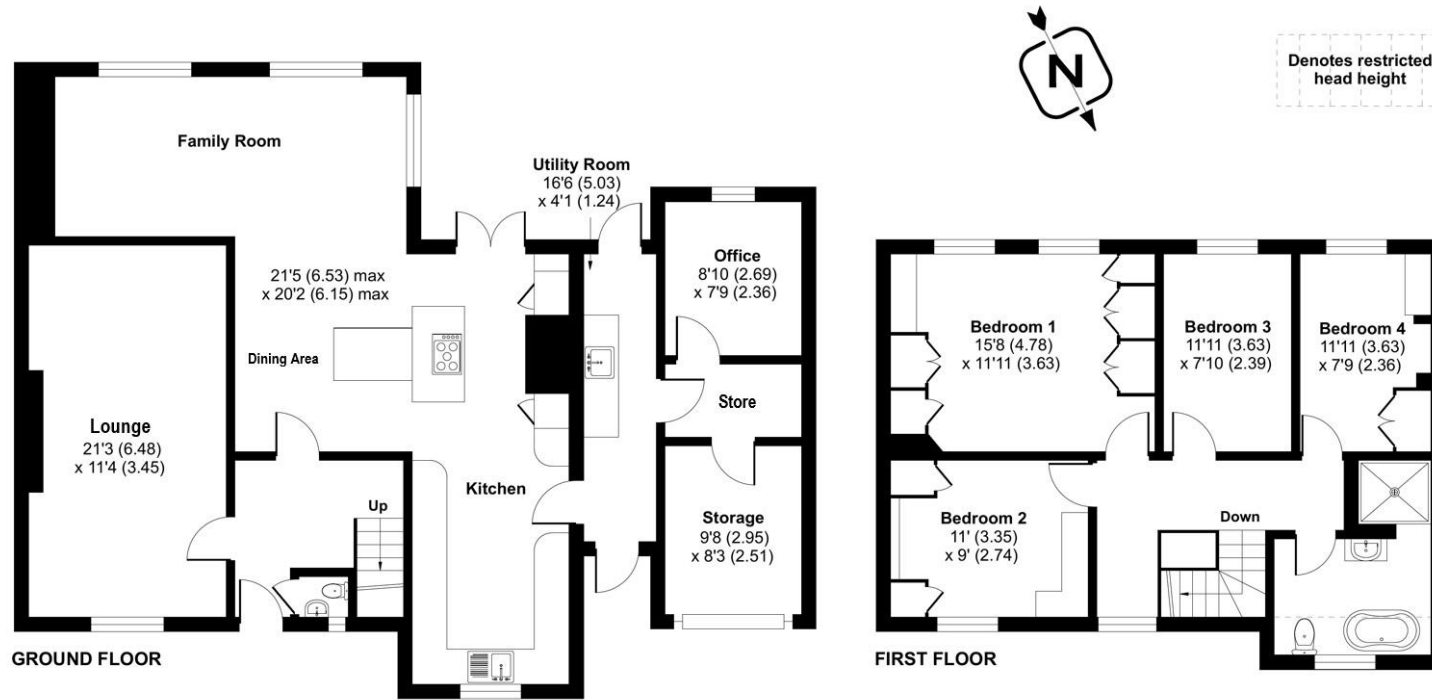




ACCOMMODATION

This impressive Collins house is one of the finest we have seen in the Uplands Estate conservation area and will be of interest to discerning purchasers seeking a quality home in a highly sought after residential area. The current owners have thoughtfully renovated with meticulous attention to detail, creating a stunning interior that has to be seen to be appreciated. The entrance hall creates a warm welcome and has a cloakroom. The elegant lounge is a delightful reception room with a log burner and enjoys a front view, while the bespoke handmade Neptune kitchen is the exceptional centrepiece of this remarkable home. It has a raised breakfast table and opens to a dining/sitting area that is an excellent social space and the perfect venue for entertaining and family meals. The side lobby contains the utility room and leads to the home office that is fitted with cupboards and storage units. A further area houses a large American style fridge/freezer with a door opening to the front part of the original garage that offers useful storage space. On the first floor the landing has a front aspect window and a hatch with a retractable ladder to the roof space. The principal bedroom is beautifully fitted with bespoke units and wardrobes with a pleasant outlook over the garden. Three further bedrooms are served by the stylish bathroom that also has a walk-in shower. The neat front garden is laid to lawn and the driveway provides off road parking for one vehicle. The rear benefits from a southerly and westerly aspect and is predominantly laid to artificial lawn for minimal maintenance, with shrubs and mature trees that create an attractive outlook. The extensive patio is an ideal area for al fresco dining, with the added advantage of an outdoor kitchen and a wood fired pizza oven, adjacent to a covered seating space. Towards the rear boundary is a child's play area with bark chippings.

Approximate Area = 1740 sq ft / 161.6 sq m
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Garage = 76 sq ft / 7 sq m
 Total = 1835 sq ft / 170.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1092726



SITUATION

Highfield is a highly sought-after residential area and is a short distance from The Common, city centre and the main university campus. Extensive shopping facilities that include Sainsbury's and Waitrose, together with cafes and bars are found nearby in Portswood Broadway. The Jubilee Sports Hall has a gym and an indoor swimming pool is located in University Road and the Turner Sims Concert Hall is close by. A variety of popular pubs are within close proximity and the M3 and M27 motorway networks are easily reached. The Parkway railway station (opposite the international airport) provides a fast route to Waterloo.



SPECIFICATION

- A superb example of a desirable Collins house
- Highly sought after conservation area location
- Stunning open plan kitchen/dining/family room
- Study, utility area, cloakroom & storage
- Four well-proportioned bedrooms with sumptuous bathroom
- Elegant front aspect lounge with a log burner
- Minimal maintenance rear garden with westerly aspect
- Outdoor kitchen and stylish gazebo

LOCAL AUTHORITY

Southampton City Council
Council Tax Band F

GUIDE PRICE

Guide Price £765,000

TENURE

Leasehold

Unexpired Years: 898

Annual Ground Rent: £0

Annual Service: £525 approx.

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.