



Midanbury Lane, Midanbury, Southampton, Hampshire, SO18 4HD

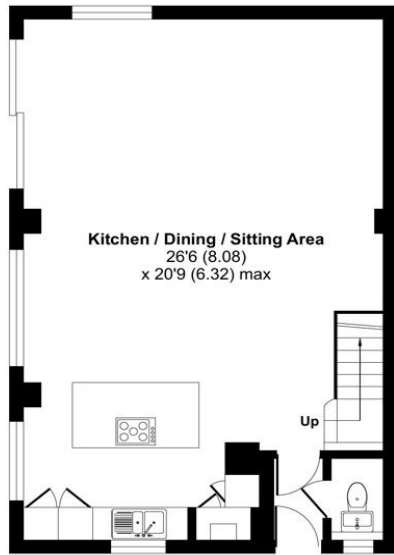


## ACCOMMODATION

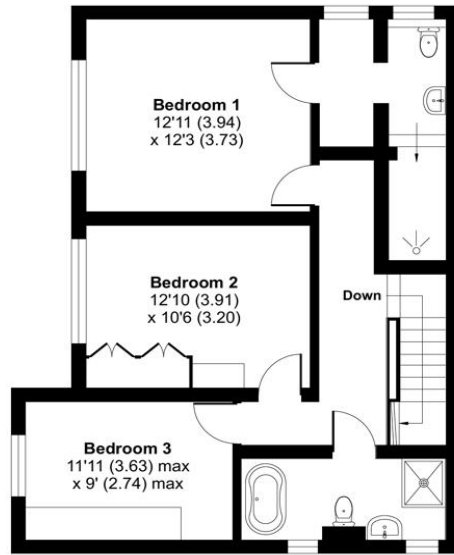
This impressive three-bedroom detached home of great character is situated within central Bitterne. The tastefully decorated accommodation includes a welcoming entrance hall, leading to the large open plan kitchen/living/dining room with access to its own roof terrace presenting a generous elegant space perfect for entertaining and socialising with family and friends alike. A downstairs cloakroom completes the ground floor accommodation. The landing leads to three well-proportioned double bedrooms with the principal suite boasting a lovely bay window and complimented by an en-suite shower room. The neat family four-piece bathroom serves the two additional guest bedrooms. Outside, the driveway provides parking for multiple vehicles and under the roof terrace, you will find an outbuilding currently housing a garden/home office and gym. The attractive west-facing rear garden has a spacious lawn, a host of mature shrubs, tree-lined views and a spacious terraced seating area that provides a pleasant setting for this wonderful home. The property is further offered with no forward chain.



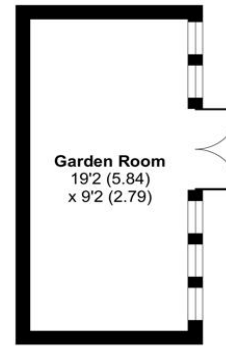
Approximate Area = 1363 sq ft / 126.6 sq m  
 Outbuildings = 492 sq ft / 45.7 sq m  
 Total = 1855 sq ft / 172.3 sq m  
 For identification only - Not to scale



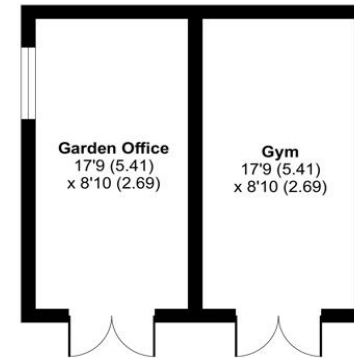
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	42	
(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). © n1che.com 2024. Produced for Charters Estate Agents Limited. REF: 1077328



## SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de Lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



#### **SPECIFICATION**

- Wonderfully modernised detached home
- Open-plan kitchen/dining/sitting area
- Cloakroom
- Three bedrooms
- Four-piece family bathroom and en-suite shower room
- Roof terrace
- Tree-lined rear garden
- Outbuildings currently used as a gym and home office

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: E

#### **ASKING PRICE**

Asking Price £485,000

#### **TENURE**

Freehold