



Shaftesbury Avenue, Highfield, Southampton, Hampshire, SO17 1SL

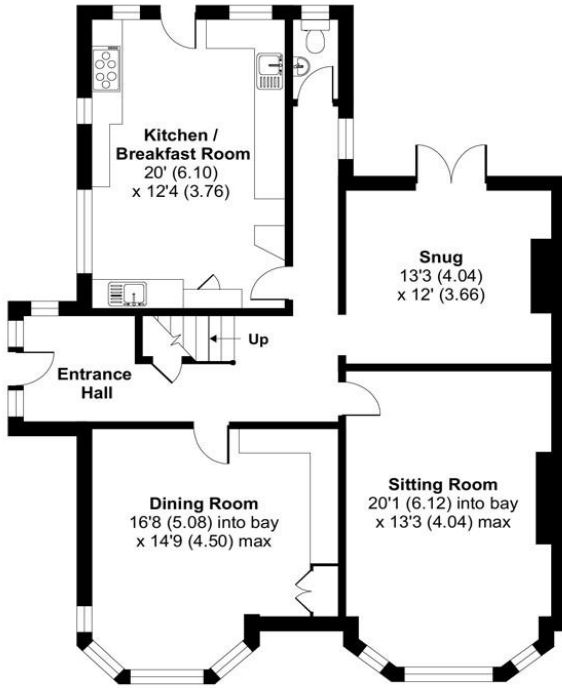


ACCOMMODATION

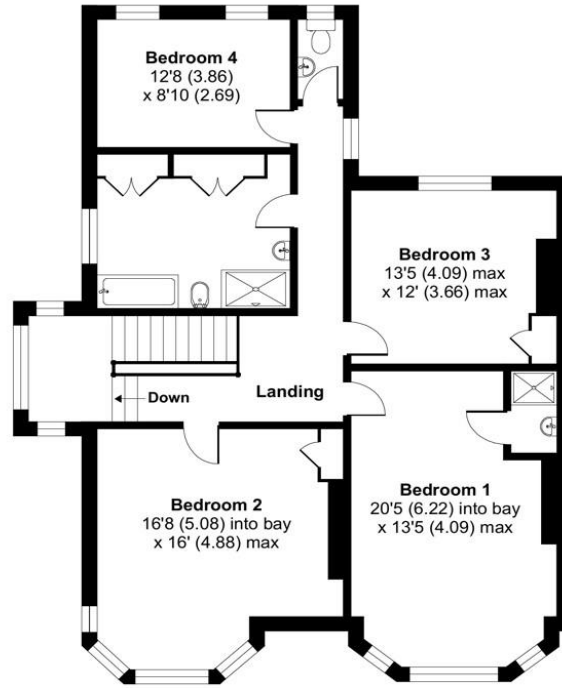
Charters are delighted to present this exceptional period detached house situated in the popular area of Highfield. Offering spacious and versatile living accommodation, this stunning property boasts four well-proportioned bedrooms, perfect for growing families or those in need of extra space. The ground floor is entered via a spacious entrance hall leading through to the dining room and lounge with a feature fireplace. An additional reception room provides a great snug/family room or could be utilised as a work-from-home office. The well-appointed kitchen/breakfast room is found to the rear of the property. A cloakroom completes the ground floor accommodation. Stairs ascend to the first floor where you will find four bedrooms. Bedrooms one and two boast bay windows, flooding the rooms with natural light and the principal bedroom benefits from an en-suite shower. The remaining bedrooms are served by the four-piece family bathroom and a separate W/C. Externally, the property benefits from a charming garden, with a southerly-facing aspect, providing the perfect space for outdoor entertaining or simply enjoying a peaceful afternoon. Additionally, a private patio area offers a secluded retreat for al fresco dining or relaxation. A sizable summer house can be found in the garden. Convenience is ensured with driveway parking to the side of the home, benefiting from an EV charging point. Located within proximity to local amenities, schools, and transport links, this property offers the perfect balance of tranquillity and convenience. Don't miss the opportunity to make this house your home.



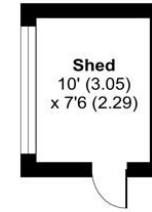
Approximate Area = 2360 sq ft / 219.2 sq m
 Outbuildings = 202 sq ft / 18.7 sq m
 Total = 2562 sq ft / 238 sq m
 For identification only - Not to scale



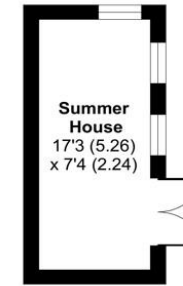
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1

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			
		64	78
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: 1083172



SITUATION

Highfield is a highly sought-after residential area a short distance from The Common, city centre, the main university campus and is also close to Southampton General Hospital. Extensive shopping facilities that include Sainsbury's and Waitrose together with cafes and bars are found nearby on Portswood Broadway which also has a doctor's surgery and a library. The Jubilee sports hall, which has a gym and an indoor swimming pool, is located in University Road and the Turner Sims concert hall is also close by. A delightful recreation ground is also found adjacent to Portswood School, that together with Highfield School is very popular. The M3 & M27 motorway networks are easily reached. The Parkway railway station (opposite the international airport) provides a fast route to Waterloo.



SPECIFICATION

- Spacious detached home
- Three reception rooms
- Kitchen/breakfast room
- Four bedrooms
- Four-piece family bathroom
- En-suite shower to the principal bedroom
- Two W/C's
- Private rear garden with summer house

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: E

GUIDE PRICE

£750,000

TENURE

Freehold