



Cranbury Road, Sholing, Southampton, Hampshire, SO19 2HZ



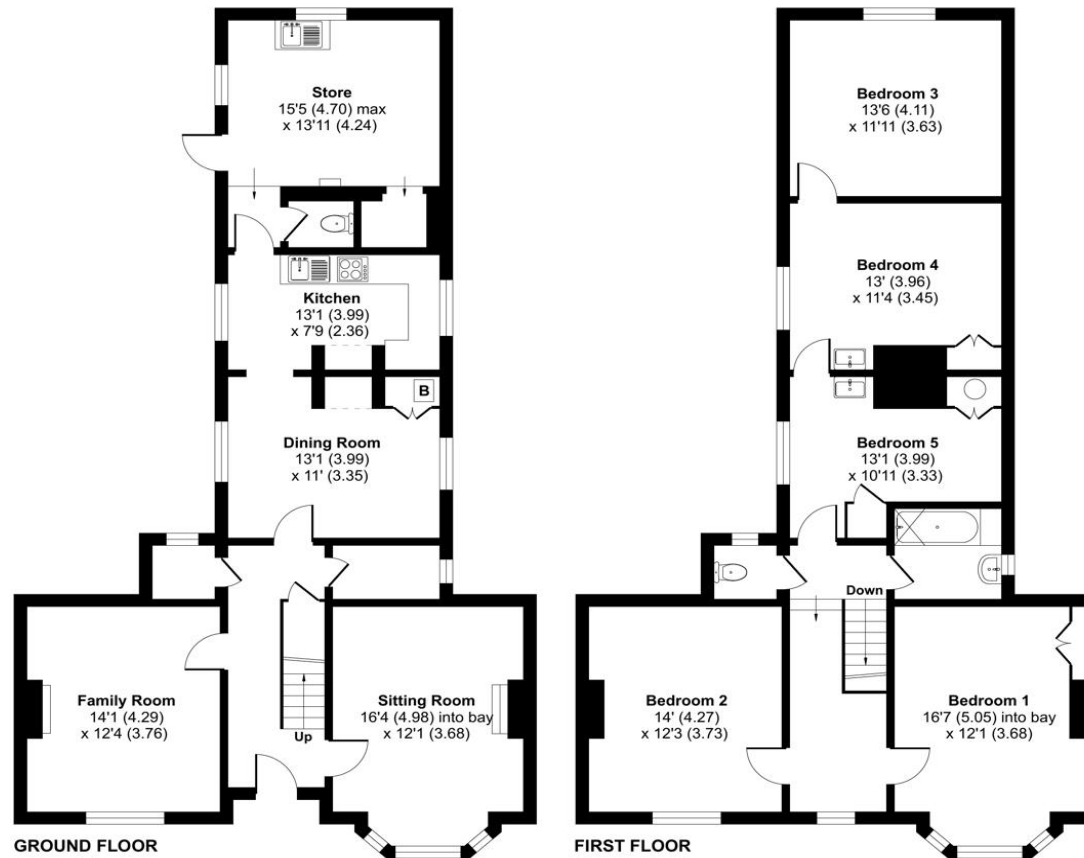
ACCOMMODATION

This detached family home built in the late 1800s is positioned on a generously sized plot of 0.25 acres and is located on one of Sholing's superior roads. It is offered to market for the first time in over circa 70 years making it an exciting opportunity to purchase a much-cherished family home. This substantial abode is positioned back from the road, with the front aspect bordered by mature shrubs, enhancing the level of privacy. Upon entry, you will notice the sizeable accommodation on offer with high ceilings and character features. Positioned to the front of the home are two generously sized reception rooms, one of which boasts a feature fireplace and the other benefits from a large bay window allowing plenty of natural light to stream into the home. Further through hallway, there is an abundance of storage available with a pantry room, under stairs storage cupboard and an additional storage cupboard for all your needs. A formal dining room is separated from the traditional kitchen, with access to a storage room at the rear of the property completing the ground floor accommodation. As you ascend to the first floor, to the front aspect you will discover the principal bedroom with built in storage and an additional second guest room both of excellent sizes. A main family bathroom with separate W/C services all five bedrooms. To the rear of the home are the three additional bedrooms all generous in size, with bedrooms four and five featuring wash basins and built in storage. Externally is the beautiful west facing rear garden features an abundance of mature shrubs and tree lined views making it a gardener's paradise. A patio area and vegetable patch, complement a large lawn spanning the length of the garden, alongside a historic World War two air raid shelter.



Approximate Area = 2026 sq ft / 188.2 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 | | 75 |
| (55-68) | D | | |
| (39-54) | E | 49 | |
| (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: 1111335



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000. It 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 centres offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship league 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

- Detached family home built in late 1800s
- Situated on 0.25-acre plot
- Opportunity to renovate
- Offers spacious accommodation with high ceilings and character features
- Two large reception rooms
- Five bedrooms
- Mature west-facing garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

GUIDE PRICE

Asking Price £495,000

TENURE

Freehold