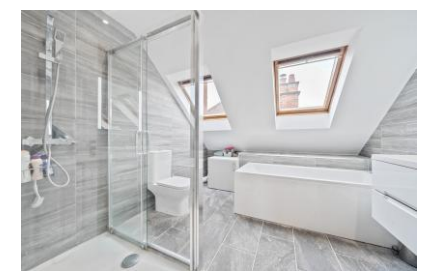


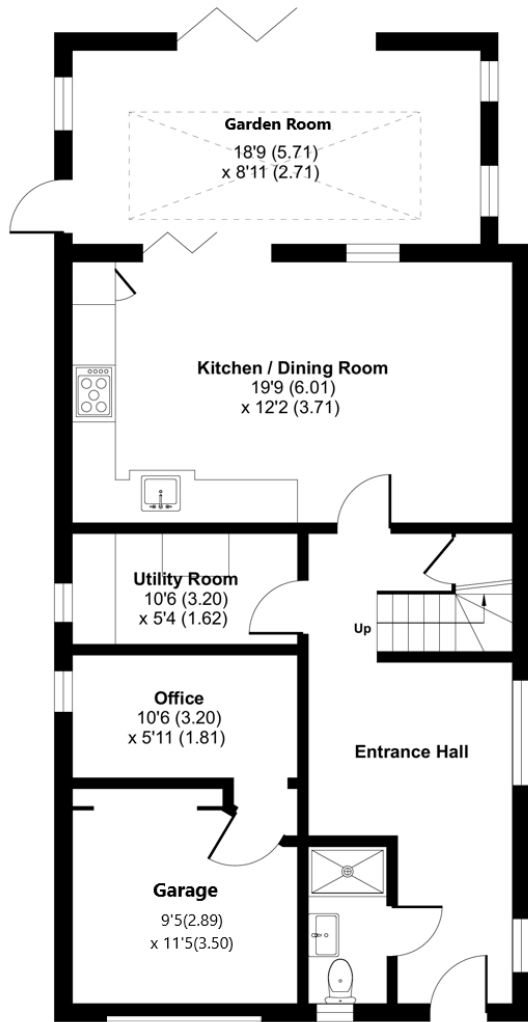


Blenheim Avenue, Highfield, Southampton, Hampshire, SO17 1DW

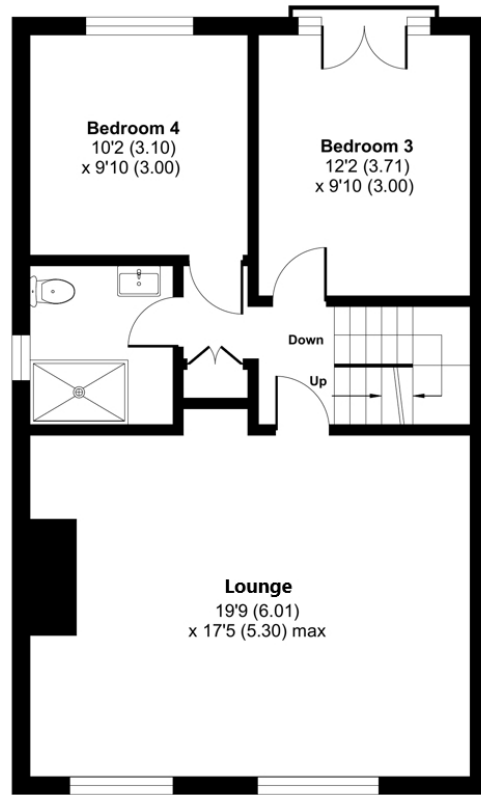


## ACCOMMODATION

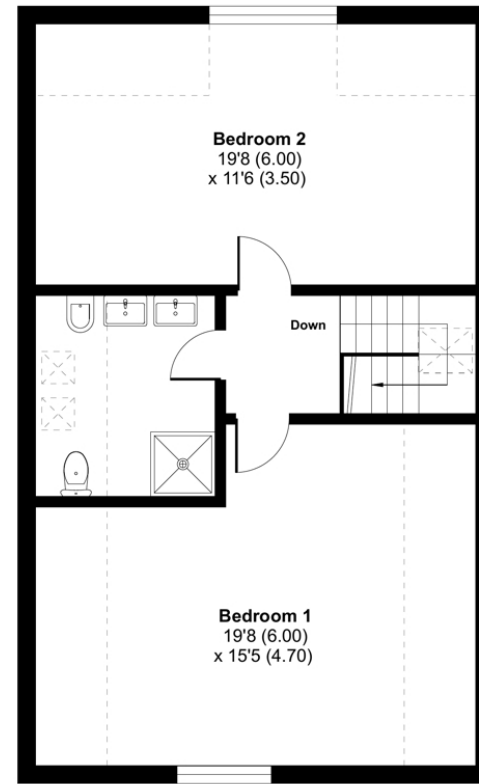
This impressive modern detached house has been the subject of major improvements by the current owners and is located in a highly sought after conservation area ideally placed for access to the University campus, the Common and the General hospital. The well-presented accommodation is arranged over three floors and will appeal to upsizers and downsizers alike seeking a quality home of enviable proportions. The ground floor comprises an entrance hall with a tiled floor, a high-level ceiling and a quality shower room with steps leading to the inner hall. A study/home office is found on the left with a door allowing access to the remaining garage area that offers excellent storage. The outstanding feature of the ground floor is the kitchen/dining room that is fitted with a comprehensive range of wall and base units adorned with quartz work surfaces. Bi-fold doors open to the impressive garden room that also includes bi-fold doors to the garden together with a vaulted glass ceiling and inset spotlights. On the first floor, the stunning lounge enjoys a front aspect with an oak floor and an ornate mantelpiece with a flame effect fire. There is a double bedroom with a Juliet balcony and an oak floor with a further double bedroom with oak flooring that are both served by a modern shower room. On the second floor there are two exceptional size bedrooms both displaying oak flooring with fitted mirrored wardrobes and storage behind that are served by a stylish, five-piece white bathroom. Outside, the front garden has a gravel driveway that allows off road parking for two cars and a side gate with a path leads to the rear garden. This is predominantly laid to lawn with a paved patio and established shrubs.



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Approximate Area = 2077 sq ft / 192.9 sq m  
 Limited Use Area(s) = 169 sq ft / 15.7 sq m  
 Total = 2246 sq ft / 208.6 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Charters Estate Agents Limited. REF: 1241249



**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 in Portswood Broadway that also has a doctor's surgery and a library. The Jubilee sports hall that has a gym and an indoor swimming pool is located in University Road and the Turner Sims concert hall is 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**

- A detached house with three floor accommodation
- Highly sought after conservation area
- Large hall, shower room, study & utility room
- Open plan kitchen/dining room with a garden room
- Impressive first floor lounge
- Four double bedrooms, shower room & bathroom
- Integral storage & parking for two vehicles
- Garden with attractive outlook

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band F

**ASKING PRICE £825,000**

#### **TENURE**

Freehold