

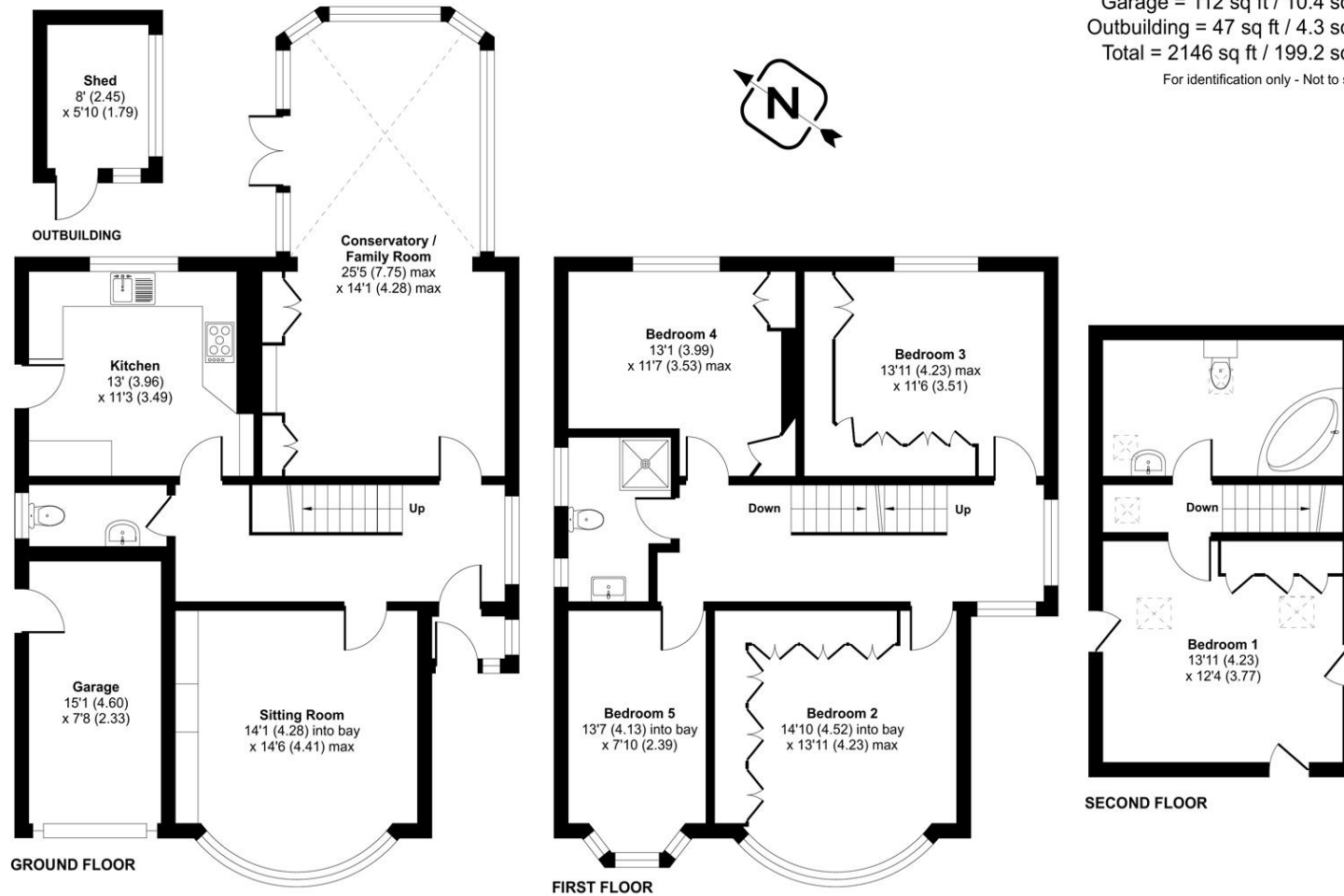




## ACCOMMODATION

Charters are delighted to bring to the market this charming, well proportioned, and converted five bedrooms detached family home enviably positioned within arguable one of the premier roads in the Upper Shirley district of the city. Locally you are well served for access to the city centre, central railway station, The General Hospital, the university campus, many excellent educational facilities, local shops, doctors and dentist surgeries, and the circa 300 acres of open space on offer at Southampton Common making it the ideal setting for the whole family. The favourably laid out accommodation on the ground floor accessed from the entrance hallway briefly comprises the sitting room to the front of the home with feature bay window, a separate dining room which is in turn open plan to a generously sized bright and sunny conservatory which overlooks the rear garden. The ground floor also houses a handy WC and the kitchen completes the downstairs accommodation and includes an integral dishwasher. The first-floor landing provides access to three double bedrooms, all benefitting from built in wardrobe cupboards, and a single bedroom, all served by the sleek and stylish family shower room. The second floor houses the dual aspect principal bedroom with fitted wardrobe cupboards and useful additional storage into the eaves and is served by the second bathroom. The front of the home benefits from driveway parking and access to the integral garage, whilst to the rear of the home there is a private and enclosed, child and pet friendly garden for all to enjoy when the sun is shining.

Approximate Area = 1987 sq ft / 184.5 sq m  
 Garage = 112 sq ft / 10.4 sq m  
 Outbuilding = 47 sq ft / 4.3 sq m  
 Total = 2146 sq ft / 199.2 sq m  
 For identification only - Not to scale



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>		
(55-68)	<b>D</b>	68	76
(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). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1233207

## SITUATION

This charming family home is within easy walking distance of Sainsbury's Local, as well as a local butchers and dentist. Southampton Common is also a stone's throw away. Upper Shirley is a popular residential area with Hill Lane on its eastern boundary bordering The Common and Winchester Road on its western boundary leading to St James Park, both of which provide excellent recreational facilities and acres of green open space. Comprising predominantly 1930s characterful traditional houses, the area offers all styles of properties to suit every purchaser ranging from terraced and semi-detached houses to substantial detached family homes. It is also home to some of Southampton's finest eateries, pubs and schooling in both the state and private sectors as well as sixth form colleges.



### **SPECIFICATION**

- Walking distance to the common
- Close proximity to the general hospital & university
- Garage & driveway parking
- Five bedrooms
- Family bathroom & en-suite shower room
- Two reception rooms & conservatory

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band F

**ASKING PRICE £725,000**

### **TENURE**

Freehold