





ACCOMMODATION

Charters are delighted to bring to the market this well proportioned four bedroom home enviably positioned within a quiet cul de sac setting populated by just sixteen homes. This handsome property dates from the 1930's and offers the wow factor, making it appealing to the discerning purchaser seeking a residence generous in size in the quietest of locations. Positioned within a highly desirable road within the much requested and always popular Upper Shirley suburb of Southampton, you are within easy reach of King Edward VI School, the General Hospital, University, Central railway station and The Common, making it perfect for the whole family. The accommodation on the ground floor briefly comprises the welcoming entrance hallway with stairs rising to the first floor and internal doors leading to the sitting room to the front of the home with feature bay window and ornate fireplace, the generously sized separate dining room again with decorative fireplace which gives access to the 18 foot conservatory overlooking the rear garden, the sleek and stylish modern kitchen breakfast room and the always useful downstairs cloakroom. The first floor landing provides access to the four well proportioned bedrooms, three of which are served by the four piece family bathroom whilst the principal bedroom benefits from en-suite facilities. The high pitched loft space provides the potential for conversion subject to the relevant permissions. The driveway to the front of the home provides off road parking for multiple vehicles and access to the garage with power and lighting. There is a private and enclosed flat, child and pet friendly garden to the rear for all to enjoy the sunshine during the summer months.

Approximate Area = 1977 sq ft / 183.6 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 2141 sq ft / 198.8 sq m
 For identification only - Not to scale



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: 1243627

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

SITUATION

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, which provides excellent recreational facilities and acres of green open space. Southampton sports centre and Golf course is nearby. The mainline railway station is found just off Commercial Road and allows access to London Waterloo and the General Hospital and University campus in Highfield are easily reached. A variety of local shops are found within the vicinity and the city centre includes the West Quay mall which has numerous restaurants and the Cinema de Lux. Access points to the M3 and M27 motorways are found at the end of The Avenue and Stoneham Way, whilst the Parkway railway station is found at junction five of the M27 (opposite the international airport) and provides a fast and convenient route to London Waterloo. A variety of schools for all ages are found nearby.



SPECIFICATION

- Four well proportioned bedrooms
- Family bathroom & en suite shower room
- Quiet cul de sac setting
- Close proximity to the General Hospital & University
- Two reception rooms & conservatory
- Ground floor WC
- Driveway parking & garage
- Walking distance to the common

LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

ASKING PRICE £625,000

TENURE

Freehold