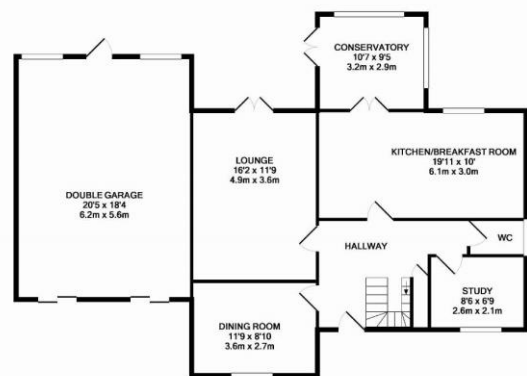
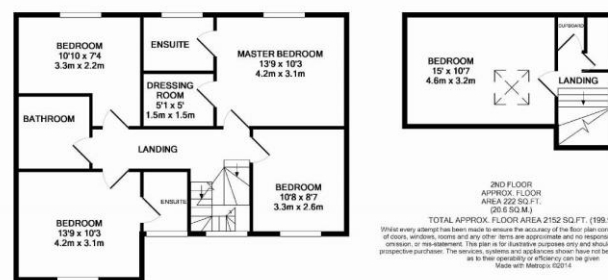




BRAMBLES



GROUND FLOOR  
APPROX. FLOOR  
AREA: 1213 SQ.FT.  
(112.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA: 717 SQ.FT.  
(66.5 SQ.M.)

SECOND FLOOR  
APPROX. FLOOR  
AREA: 222 SQ.FT.  
(20.6 SQ.M.)

TOTAL APPROX. FLOOR AREA: 2152 SQ.FT. (199.9 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or reliability.

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**Millers View  
 Providence Hill  
 Southampton  
 SO31 8JZ**



Brambles Estate Agents are delighted to market this wonderful family home set in an exclusive private gated development. The property has been maintained to a high level and improved by the current owner. With three reception rooms, a well appointed kitchen leading to a dining area and in turn to a charming conservatory overlooking the private rear gardens. On the first floor are four bedrooms, two en suites and a family bathroom. The top floor can be utilised as another bedroom, TV/Cinema room or second lounge. The double garage has a utility area, double electric doors and a door to the rear garden. Benefitting from double glazing, gas central heating, integrated appliances, oak veneer doors with polished chrome furniture, existing NHBC guarantee. The property is conveniently located for local amenities and transport, within close proximity to Tesco Superstore, Manor country Park and the M27 giving easy access to Southampton Airport and Parkway Railway Station. Internal viewing is highly recommended to appreciate the accommodation that this home offers.

**£525,000 Freehold**

[www.brambles-estateagents.com](http://www.brambles-estateagents.com)



BRAMBLES



# 6 Millers View, Providence Hill, Southampton, SO31 8JZ £525,000

## Freehold, Subject to contract

### THE ACCOMMODATION COMPRISES:

(All room dimensions are approximate)

#### HALL:

Upvc door with double glazed opaque insets to hallway. Coir mat. Fitted carpet. Wall mounted thermostatic control. Radiator. Understairs storage cupboard. Coving. Turning carpeted stairs with stripped wooden bannister with spindles rising to first floor.

#### CLOAKROOM: 1.45m (4ft 9in) x 1.02m (3ft 4in)

Double glazed opaque window to side. Low level w.c. Wall mounted mini wash hand basin with chrome mixer taps. Vinyl flooring. Part tiled walls. Extractor fan. Radiator. Coving.

#### LOUNGE: 4.93m (16ft 2in) x 3.58m (11ft 9in)

Double glazed french doors leading to garden. Fitted carpet. Radiator. Coving. Contemporary wall mounted electric fire. Dimmer switch.



#### DINING ROOM: 2.69m (8ft 10in) x 3.58m (11ft 9in)

Double glazed window to front. Fitted carpet. Radiator. Coving.



#### STUDY: 2.06m (6ft 9in) x 2.59m (8ft 6in)

Double glazed window to front. Radiator. Fitted carpet. Coving.

#### KITCHEN/DINING ROOM: 3.05m (10ft 0in) x 6.07m (19ft 11in)

Double glazed window to garden. Double glazed french doors to conservatory. Well appointed fitted kitchen with a range of wall and base units incorporating integrated dishwasher, integrated fridge/freezer, double electric oven, 5 gas hob burner with extractor hood above. One and half stainless steel sink and drainer with mixer taps. Inset spots. Vinyl flooring. Hi-gloss work surfaces. Radiator



#### CONSERVATORY: 2.87m (9ft 5in) x 3.23m (10ft 7in)

Double glazed french doors and windows to garden.

#### LANDING:

Double glazed window to front on half landing.

#### BEDROOM 1: 3.12m (10ft 3in) x 4.19m (13ft 9in)

Double glazed window to garden. Fitted carpet. Coving. Radiator.



#### EN SUITE 1:

Double glazed opaque window to garden. Low level w.c. Wall mounted wash hand basin with chrome mixer taps. Double tiled shower. Chrome ladder style heated towel rail. Part tiled walls. Vinyl flooring. Inset spots. Extractor fan.



#### BEDROOM 4: 2.24m (7ft 4in) x 3.3m (10ft 10in)

Double glazed window to garden. Radiator. Coving. Fitted carpet.

#### BATHROOM:

Panelled bath with centralised chrome mixer taps. Low level w.c. Pedestal wash hand basin. Part tiled walls. Coving. Inset spots. Extractor fan. Chrome ladder style heated towel rail. Vinyl flooring.

#### SECOND FLOOR LANDING:

Walk in linen cupboard with shelving. Airing cupboard housing central heating boiler with shelving.

#### BEDROOM 5/CINEMA ROOM: 3.23m (10ft 7in) x 4.57m (15ft 0in)

Double glazed velux window to front. Radiator. Fitted carpet.



#### DRESSING ROOM: 1.52m (5ft 0in) x 1.55m (5ft 1in)

Fitted carpet. Radiator.

#### BEDROOM 2: 3.07m (10ft 1in) x 3.58m (11ft 9in)

Double glazed window to front. Radiator. Fitted carpet. Coving.



#### EN SUITE 2:

Double glazed opaque window to front. Double tiled shower cubicle. Low level w.c. Inset spots. Extractor. Mini wall mounted wash hand basin with chrome mixer taps. Vinyl flooring. Extractor fan. Chrome ladder style heated towel rail.

#### BEDROOM 3: 3.25m (10ft 8in) x 2.62m (8ft 7in)

Double glazed window to front. Fitted carpet. Radiator. Coving.



#### OUTSIDE:

Pretty rear garden with personal door to garage. Access to side. Outside lighting. Two patio areas.



#### GARAGE: 6.22m (20ft 5in) x 5.59m (18ft 4in)

Double garage with two electric up and over doors. Power and light. Access to loft storage area. **UTILITY AREA** with stainless steel sink and drainer, plumbing and space for washing machine, space for tumble drier, space for fridge/freezer, wall units.