

£475,000

Portsmouth Road | Southampton | SO19 9PW

Available with no forward chain. Set in a secluded plot, this unique property has the size and space to compete with any other property on the market, offering fantastic open plan living and generous bedroom sizes. Restored by the current owners and well maintained throughout. Set back from the road with mature gardens, plenty of off road parking and a garage that has the ability to be transformed into a separate annexe of which planning permission is in place. Please call to make your appointment.

- *Detached Nissen Conversion*
- *Open Plan Living*
- *Off Road Parking*
- *Three Bedrooms*
- *Modern Fitted Kitchen*
- *Detached Garage & Workshop*
- *Additional Mezzanine*
- *Secluded Gardens*
- *No Forward Chain*

Set at the top of Portsmouth Road, edging fields that cannot be built on, maintaining a rural feel that will remain uninterrupted. Set at the back of the plot to minimise road noise and maximise the garden views to the front of the property. Gunners Keep can be easily missed by the road due to the low profile of the building, clearly highlighted by a for sale sign.

The front doors open up into the welcoming open plan living area. The fully glazed front allows for an abundance of natural light, additional windows to the side and additional French doors keep the room bright throughout the day. The natural curvature of the roof line promotes space and there is a feature wall edged by the chimney stack of the wood burner. The kitchen edges the dining area and is fitted with a variety of eye and base units with complimentary work surfaces over. Offering an inset sink with drainer, space for a range style cooker with fitted extractor over, pull out larder unit, integrated fridge, space for free standing fridge/freezer, space for washing machine, dishwasher and tumble dryer. There are also windows and a door to the rear patio for practicality.

The main bedroom is set to the rear of the property and retains the feature ceiling and curved windows, with views over the rear patio, door providing access to the rear and access to a loft that is used for storage. The bathroom benefits from a double shower unit, enclosed bath, low level W/C and wash basin, set with complimentary splashbacks and tastefully decorated. There is a further benefit of a separate cloakroom and a storage area which is ideal for storing coats. Bedroom Two is set in the middle of the dwelling and has windows to the side elevation. This double room has the addition of the mezzanine balcony, this is currently furnished with an additional bed for family sleepovers. Bedroom three is currently used as an office with built in storage and feature window to the front.

Access via a private gated entrance opening to a graveled area providing parking for multiple vehicles, double garage and iron gates leading to a further shingle driveway. The garden is mainly laid to lawn, set with borders of mature shrubbery, flowers and trees. There is the addition of a patio area to the front with ornate arches and lighting. To the side of the property there is a shingle area which has the benefit of an additional seating area, borders of shrubbery and flowers, timber shed with matching curved roof, greenhouse, external tap To the rear there is a timber fence and an additional paved seating area. The Double garage has a remote controlled roller garage door. Power, light, timber eaves storage and door leading to the workshop, this has a polycarbonate roof, power and lighting.

#### **Measurements**

**Lounge/Diner - 24' 2" x 14' 11" (7.36m x 4.54m)**

**Kitchen - 17' 9" x 10' 11" (5.41m x 3.32m) Max**

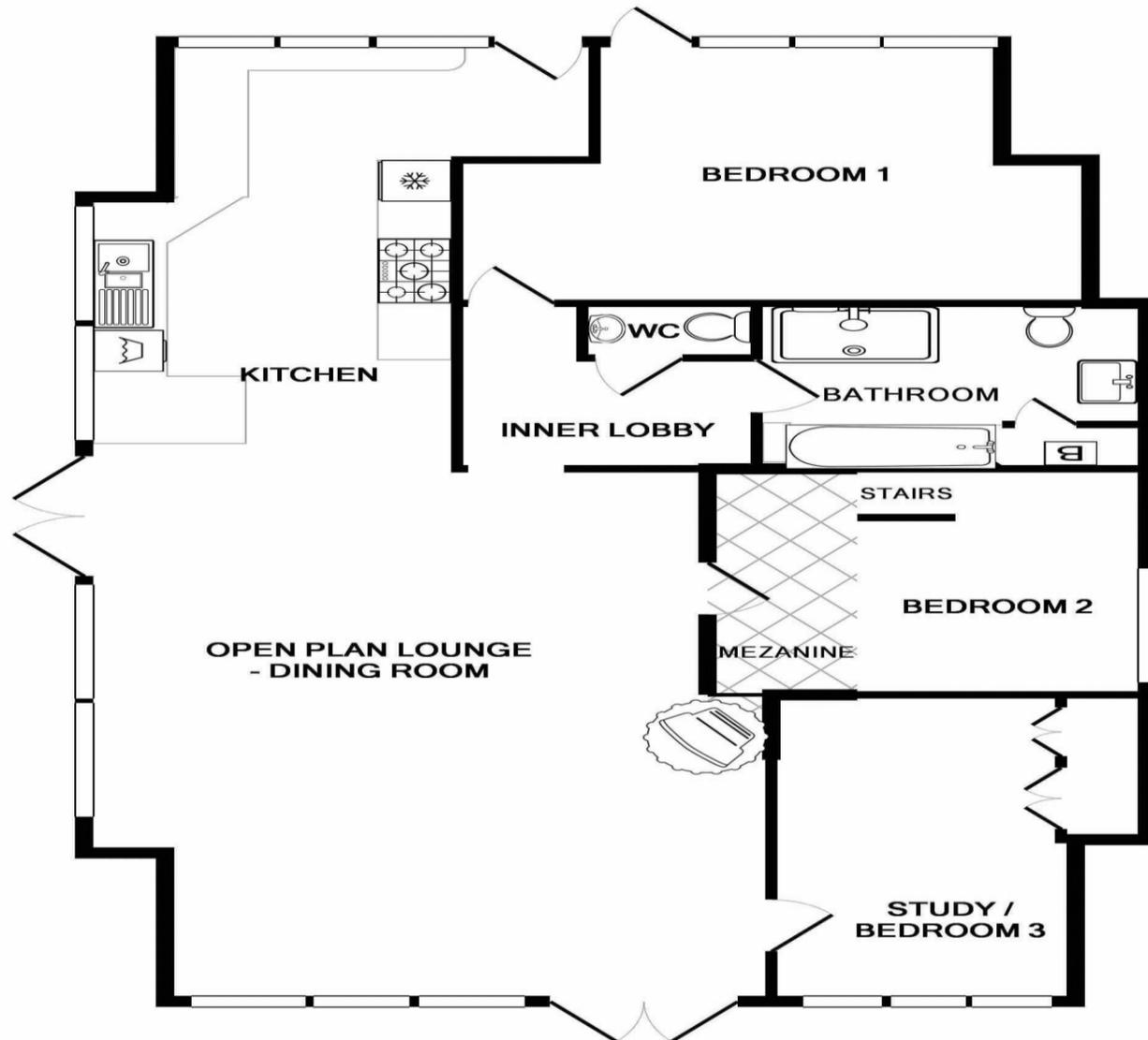
**Master Bedroom - 15' 8" x 11' 8" (4.77m x 3.55m)**

**Bedroom Two - 11' 11" x 9' 9" (3.63m x 2.97m)**

**Bedroom Three - 11' 9" x 8' 0" (3.58m x 2.44m)**

**Bathroom - 7' 6" x 7' 1" (2.28m x 2.16m)**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Gunners Keep

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