



The Firs  
Beacon Road  
West End  
SO30 3BS





The Firs  
Beacon Road  
West End  
SO30 3BS

£725,000

#### INTRODUCTION

Dating back to circa 1880, this beautiful, light and airy character home comes with approximately 2400sqft of accommodation and is set along a quiet road on the edge of Telegraph Woods. The property benefits from being within walking distance of the village centre which offers a broad range of shops and amenities and The Ageas Bowl Cricket Ground. Accommodation on the ground floor briefly comprises a drawing room, dining room, office, conservatory, beautiful kitchen/breakfast room, utility and cloakroom. On the first floor there are four double bedrooms and a beautifully appointed family bathroom. The property also comes with a wealth of period features including high ceilings, original cast iron fireplaces and stripped floorboards. Additional benefits include a large driveway with a turning circle, beautiful mature gardens and a large garage which could potentially be converted into an annexe (subject to the relevant consents). The property is situated in the popular village of West End which has a broad range of shops and amenities, with neighbouring villages of both Hedge End and Botley also being close by, with Botley benefitting from a mainline railway station. Southampton Airport is approximately 20 minutes away and all main motorway access routes are also easily accessible.





### INSIDE

The property is approached via a driveway leading to an original front door which leads through to a well-proportioned entrance hall, from which there are stairs leading to the first floor and stripped floorboards. A door to one side leads through to a good size front room, which is currently used as an office by the vendor, and has a bay window to the front with sash windows and an original cast iron fireplace to one wall with original art nouveau tiles. The dining room, also a well-proportioned room, has stripped floorboards, a bay window to the front with sash windows and a door to one side leading through to the dining room. The spacious drawing room has a bay window overlooking the rear garden, a serving hatch through to the breakfast area and a beautiful open fireplace with slate surround. There is an arched doorway to one side leading through to a Victorian conservatory which features a vine tree, a range of cast iron Victorian shelving to one wall, feature arched windows to the front and a door leading through to the garden. From the hallway, further doors then lead through to a downstairs cloakroom and the heart of the house, the beautiful kitchen/breakfast room which has a window overlooking the utility room and a further window and door enjoying views over the rear garden. The bespoke kitchen design has been fitted with a range of units with bespoke handles ash worktops, a single bowl sink unit, space for an electric cooker, TV point, stripped floorboards and an arched doorway at one end leading through to a good size utility room. The utility has a range of units incorporating a wine rack, space for a washing machine, fridge freezer and dishwasher as well as further appliance space.

On the first floor landing there is a door leading through to the family bathroom which has been beautifully fitted with a suite



comprising a tile enclosed bath with shower over, wash hand basin, heated towel rail and WC. There are then four good size bedrooms, the master of which is a triple aspect room, whilst bedroom two has windows to the front and side, stripped floorboards and a built-in wardrobe. Bedroom three which is also a good size double room, has access to the loft, an original cast iron fireplace with wooden surround and a window overlooking the rear garden, whilst bedroom four has a window to the front.

### OUTSIDE

To the front of the property the garden is mainly laid to lawn with a sweeping driveway providing off road parking for numerous vehicles, leading to the adjoining garage which measures 26ft 9' x 19ft, narrowing to 9ft 2' at its narrowest point, and has twin wooden doors to the front, a window to the rear and a door to the side leading out onto the patio area. Above the garage is an apex roof with boarded storage area

and lighting. There is side access to the house leading through to the beautiful, mature rear garden where there is a shaped patio area leaving the rest of the garden mainly laid to lawn. There is also a pond and selectively planted flower, tree and shrub borders.

### HISTORICAL INTEREST

The Firs, in previous years, was the family home of Richard St Barbe Baker a tree consultant and founder of Men of the Trees (now The International Tree Foundation) lived at this property.

### DIRECTIONS

From the M27 heading towards Southampton take the slip road at junction 7 bearing immediately left into Charles Watts Way. Take the fourth exit at the next roundabout onto the A27 Moorhill Road, taking the second turning on the right into Southern Road. Take the first turning on the left into Beacon Road where the property can be found on the right hand side before the roundabout.



## SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

## COUNCIL TAX

Eastleigh Borough Council – Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			45
(21-38) F		25	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

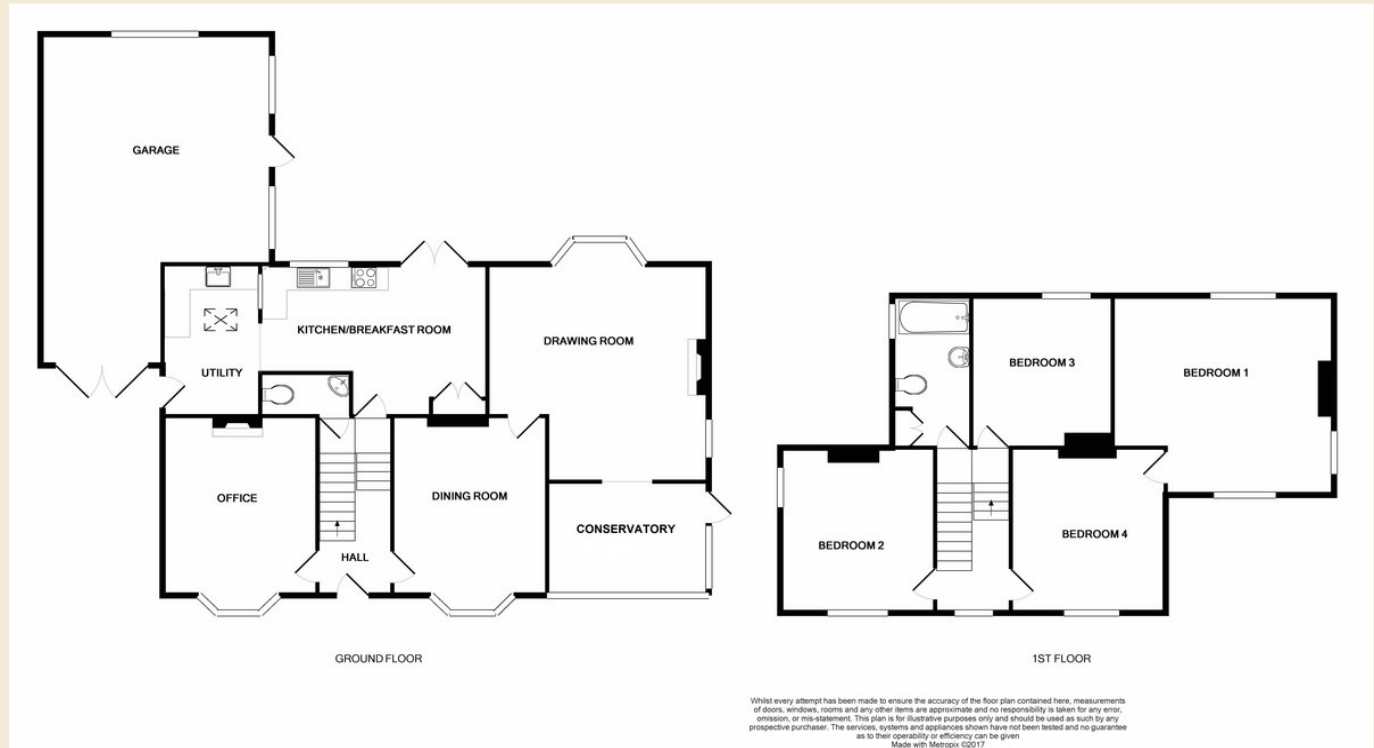
T: 01489 893946

Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX

E: [bishopswaltham@whiteandguard.com](mailto:bishopswaltham@whiteandguard.com)

W: [whiteandguard.com](http://whiteandguard.com)

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.



## DRAWING ROOM

18' 8" max x 17' 3" max (5.69m x 5.26m)

## DINING ROOM

14' 2" x 12' 1" (4.32m x 3.68m)

## OFFICE

14' 2" x 12' 1" (4.32m x 3.68m)

## ORANGERY

12' 5" x 9' (3.78m x 2.74m)

## KITCHEN/BREAKFAST ROOM

17' 6" max x 12' max (5.33m x 3.66m)

## UTILITY

11' 8" x 7' 10" (3.56m x 2.39m)

## BATHROOM

12' x 6' 1" (3.66m x 1.85m)

## BEDROOM ONE

17' 4" x 15' 9" max (5.28m x 4.8m)

## BEDROOM TWO

12' 1" x 13' 1" (3.68m x 3.99m)

## BEDROOM THREE

12' 1" x 11' (3.68m x 3.35m)

## BEDROOM FOUR

13' 1" x 12' 1" (3.99m x 3.68m)

## GARAGE

26' 9" x 19' narrowing to 9' 2" (8.15m x 5.79m)