



Kanes Hill

Southampton, Hampshire

Jackson **Bailey**
Making the move with you



Highmead

Kanes Hill, Southampton, Hampshire SO19 6AH

Offers in Excess of £850,000

Jackson Bailey are delighted to market for sale this imposing, four-bedroom detached family residence located in the highly requested area of Southampton.

This substantial property has been hugely improved and extended over the near 30 years the owners have lived there and they have created a stunning space that modern day families can grow and adapt with.

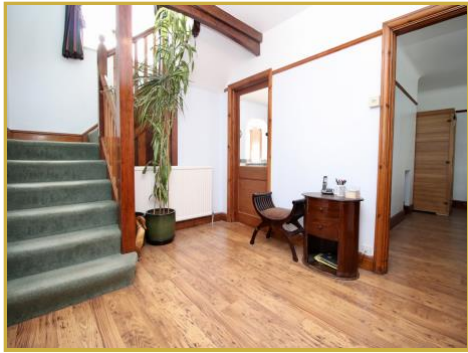
Located in-between West End & Bursledon, the area benefits from popular schooling, mainline transport links and superstore shopping facilities. For the sailing enthusiast the River Hamble is a short distance away and further benefits include a David Lloyd health and fitness facility, the Ageas Bowl and easy access to the motorway.

An internal viewing is recommended to appreciate the location and accommodation on offer.

A little something from the owners:

"Highmead really is the property that keeps giving. We have lived here since 1992 and during that time, our needs have changed from a couple, to a family of five and now a household of four adults, and the property has morphed and accommodated everyone's needs during that time. Every year we have enjoyed a good crop of home-grown vegetables, apples, blackberries, cherries and used the garden both for socialising and solace. Since lockdown three of us have been video conference working at the same time from home and Highmead has easily accommodated this without us feeling on top of each other. We have enjoyed the excellent position of the property with easy access to the New Forest, Sailing and shopping. Even the dogs have a choice of walking areas without the need to use the car. Highmead still has more to give and we hope you will enjoy what the property offers as much as we have."

"the current owners have created a stunning space that modern day families can grow & adapt with"



Measurements:

- ❑ **Kitchen/Breakfast Room** 15' 5" x 12' 4" (4.70m x 3.76m)
- ❑ **Dining Room** 16' 6" x 10' 10" (5.03m x 3.30m)
- ❑ **Sitting Room** 20' 3" x 14' 7" (6.17m x 4.44m)
- ❑ **Family Room** 15' 5" x 9' 9" (4.70m x 2.97m)
- ❑ **Utility Room** 22' 10" x 5' 9" (6.95m x 1.75m)
- ❑ **Primary Bedroom** 14' 3" x 8' 10" (4.34m x 2.69m)
- ❑ **En-Suite** 7' 7" x 7' 3" (2.31m x 2.21m)
- ❑ **Bedroom Two** 14' 7" x 10' 2" (4.44m x 3.10m)
- ❑ **Bedroom Three** 18' 1" x 7' 8" (5.51m x 2.34m)
- ❑ **Bedroom Four** 14' 7" x 9' 7" (4.44m x 2.92m)
- ❑ **Bathroom** 7' 9" x 7' 7" (2.36m x 2.31m)
- ❑ **Attic Conversion** 30' 9" x 8' 4" (9.37m x 2.54m)
- ❑ **Garage** 31' 1" x 17' 4" (9.47m x 5.28m)



The double fronted, 1928 built property is approached via a large driveway with storm porch leading to the front door. As you walk through, you're met with the impressive entrance hall which grants access to the first floor, kitchen/breakfast room and both the family and dining rooms.

The dining room effortlessly flows through to the sitting area and has a gorgeous multifuel burner as the centre piece for both rooms as well as impressive high ceilings and two sets of sliding doors leading out to the patio.

The kitchen/breakfast room is situated to the rear of the property and features a pantry as well as a large extended utility which has sliding doors out to the garden. The downstairs accommodation is completed with a boot room which has a shower & W/C.

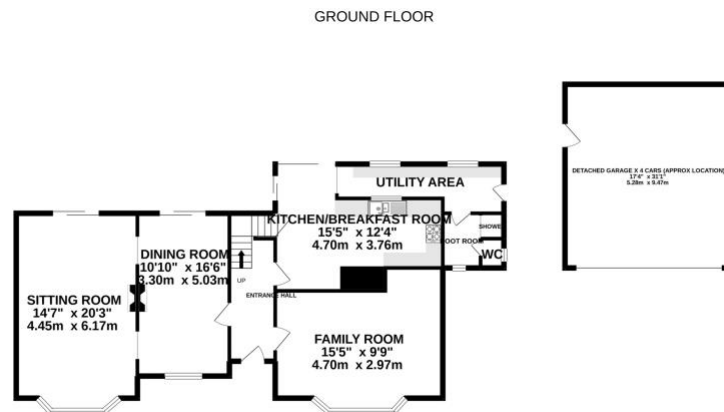
The first floor boasts the property's primary bedroom which has a bay window to the front aspect, an array of wardrobe space as well as a fantastic four-piece en-suite. Three further large double-bedrooms are situated along the landing and the four-piece family bathroom.

The internal accommodation is completed with the light and airy attic conversion which the current owners use as a home office and occasional bedroom. The eaves storage is continuous throughout the space including a large walk-in area and strategically placed cupboard door access points.

Along with the expansive driveway, there is a four-car detached garage with electric up & over front as well as courtesy door. Mature trees & hedges surround the perimeter of the entire plot which spans 0.4 acres making the estate incredibly private. The rear garden has a large stone patio but is mainly laid to lawn with veggie patch and summer house which could be used as an additional office or kids' playroom.



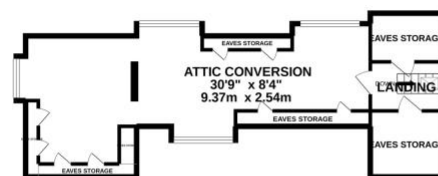




1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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