



Bay Tree Cottage, 126 Church Road, Woolston, SO19 9FX

£550,000

WHITE & GUARD

Bay Tree Cottage, 126 Church Road

Woolston, Southampton

INTRODUCTION This beautifully presented and extended character home originally dates back to the 1870's. Accommodation on the ground floor briefly comprises an extensive entrance hall, a well-proportioned sitting room, a family room, utility room and a gorgeous kitchen/dining room, open plan to a beautiful conservatory, boasting a wealth of space. Whilst on the first floor there are three double bedrooms, an en-suite shower and a beautifully appointed four-piece family bathroom. Additional benefits include a good-sized mature rear garden with a large log cabin/bar, swimming pool and garage (with solar panelling) and a driveway providing ample off-road parking.

LOCATION Woolston is a small suburb on the south eastern side of Southampton, located on the eastern bank of the River Itchen and close to both Sholing & Bitterne with its thriving centre and railway station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is also approx. twenty minutes away and all main motorway access routes are also close by, including M27, M3 and A3 to London.

OUTSIDE Set on a large plot with a gated front entrance, the property has a concrete standing driveway with a garage to the side. The rear garden has a sunny aspect, is laid to natural stone and composite decking, with flower, shrub and tree borders, along with a large heated swimming pool and a 27ft log cabin. The cabin is fitted with a bar, a separate cloakroom and kitchenette, double glazed windows to both the side and rear, with double glazed French doors to the front aspect. Behind the bar/log cabin, is a sizable shed, as well as access from the garden to the garage. There is also a further shed to one side of the house.

- Tenure - Freehold/EPC - Grade D
- Southampton City Council - Band D





INSIDE The glazed front door opens directly through to an inviting entrance hall. The hallway has reinforced wood flooring, a staircase leading to the first floor with storage under the stairs. The sitting room has a newly fitted double glazed window to the front, carpeted flooring, currently has a gas fire (being replaced for an electric one by the vendor), and a radiator. The family room has a custom-made radiator seat below the newly fitted double glazed window and laminate wood flooring. A door to the end of the entrance hall opens through to a stunning and open plan kitchen/dining room, in turn leading through to large extended conservatory. The kitchen/dining room itself, a well-proportioned 24ft room, has been extended and enjoys views over the landscaped rear garden and swimming pool. The kitchen has been fitted with a matching range of wall and base units with soft closing cupboards and drawers under. There is a double sink drainer unit and a Boiling Tap, along with a built-in double oven, an induction hob with extractor over, an integrated coffee machine, integrated dishwasher and space for an American style fridge/freezer. With a double glazed window to the side aspect, complimentary granite work surfaces, the room also has reinforced wood flooring, complementary tiling and a radiator. There is a utility room again with reinforced wood flooring, wall and base units, a Butler sink, space for a washing machine and dryer, a WC and a double glazed window to the side. The 24ft conservatory, is open plan from the kitchen/diner and has a continuation of the reinforced wood flooring. The room has double glazed windows to both the side and rear, double glazed French doors leading out to the stunning garden, with Fan Convector heaters.



The first floor landing has a double glazed window to the front, carpeted flooring and a large loft hatch. The master bedroom has a newly fitted double glazed window, carpeted flooring, fitted wardrobes across one entire wall and a TV point. The en-suite has fitted cupboards, is heated by solar panelling, has a spacious double shower, a large vanity sink with mirror, a WC and engineered wood flooring. There is part tiling to walls, a heated towel rail and a double glazed window to the rear. Bedroom two has double fitted wardrobes across one wall, a newly fitted double glazed window to the front, carpeted flooring and a radiator. Bedroom three, again with a newly fitted double glazed window, has carpeted flooring and a radiator. The large family bathroom is fitted with a modern four-piece suite comprising a deep oval shaped spa bath, a separate shower cubicle, a wash hand basin, a sink with fitted mirror, along with a WC. The room also has complementary tiling, laminate flooring and a window to the rear.

SERVICES

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

BROADBAND

Superfast Broadband is available with download speeds of up to 74-80 Mbps and upload speeds of up to 19-20 Mbps. Information has been provided by the Open Reach website.

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Disclaimer

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