



Royal Victoria Country Park, Southampton, , SO31 5GB

Asking Price £750,000

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EXCLUSIVE







# Royal Victoria Country Park, Southampton, , SO31 5GB

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A wonderful opportunity to acquire this rare and unique four bedroom mews home situated within the Royal Victoria Country Park with private gated access. This grade II listed converted building used to be part of the former officer's mess ballroom and dining room and offers an abundance of character typical of this period. This spacious well presented home comprises living room, sitting room, dining room, fitted kitchen/breakfast room and downstairs cloakroom. Upstairs offers a modern shower room, four good size bedrooms with refitted four piece en suite to master and walk in wardrobe. Further features include a galleried landing with balustrade railing overlooking the atrium. The property also boasts a double garage with electric door and parking and use of the beautiful communal grounds and residents gym and sauna.

(No Pets Allowed)





#### Front Approach

Electric gated access leading to property.

#### Entrance Hall

To the end of the entrance hall is a double height opening with atrium. Window to side, double radiator, fitted carpet, picture rail, coving to ceiling, stairs to first floor, doors to:

#### Sitting Room

17'3" x 13'4"

Sash window to front aspect, two radiators, fitted carpet, TV point, picture rail, decorative coving to ceiling with ceiling rose, door to:

#### Kitchen/Breakfast Room

13'4" max x 11'11"

Fitted with a matching range of base and eye level units and drawers with worktop space over, stainless steel sink unit with single drainer and mixer tap, space and plumbing for slimline dishwasher, and washing machine, space for fridge and freezer, built-in electric oven, electric hob with extractor hood over, window to rear, double radiator, vinyl flooring, coving to ceiling with ceiling spotlights

#### Dining Room

13'3" max x 8'11"

Sash window to side aspect, radiator, fitted carpet, decorative coving to ceiling with ceiling rose, double doors to:



#### Living Room

20'3" x 13'3"

Double aspect Sash windows to front and side, two double radiators, fitted carpet, TV point, picture rail, decorative coving to ceiling with ceiling rose.

#### Cloakroom

Fitted with two piece suite comprising, wall mounted wash hand basin, low-level WC and extractor fan, vinyl flooring.

#### First Floor Landing

Galleried landing with balustrade railing overlooking the atrium. Window to front, radiator, fitted carpet, picture rail, coving to ceiling, access to loft via loft hatch, doors to:

#### Master Bedroom

25'5" x 13'4"

Arch Window with stain glass to front aspect, radiator, fitted carpet, picture rail, coving to smooth ceiling, walk in wardrobe, door to:

#### En-suite Bathroom

Recently Fitted with a modern four piece suite comprising panelled bath, inset wash hand basin with cupboards under and tiled splashbacks, tiled shower enclosure with shower over and glass screen and close coupled, heated towel rail, laminate flooring, coving to ceiling with recessed ceiling spotlights.





#### Bedroom 2

13'3" x 10'9"

Arch stain glass window to front aspect and window side aspect, radiator, fitted carpet, picture rail, coving to smooth ceiling.

#### Shower Room

Refitted with a modern three piece suite comprising tiled shower enclosure with shower over and glass screen, inset wash hand basin with cupboards under and mixer tap and low-level WC, single glazed arch stain glass window to front aspect, laminate flooring, coving to smooth ceiling.

#### Bedroom 3

13'3" x 8'7"

Sash window to side aspect, radiator, fitted carpet, picture rail, coving to smooth ceiling.

#### Bedroom 4

13'3" max x 8'11"

Sash window to side aspect, window to side, radiator, fitted carpet, picture rail, coving to smooth ceiling.

#### Garden

The property is approached via electric gated access to Nightingale Walk. The garden is mainly laid to paving, gravelled flower and shrub borders with raised brick retaining wall, garden tap, outside, courtesy door to rear of garage.



#### Double Garage

Brick built double garage with electric up and over door with power and light connected.

#### Communal Grounds

Well maintained communal gardens with fishpond and seating area, access to residents gym and sauna.

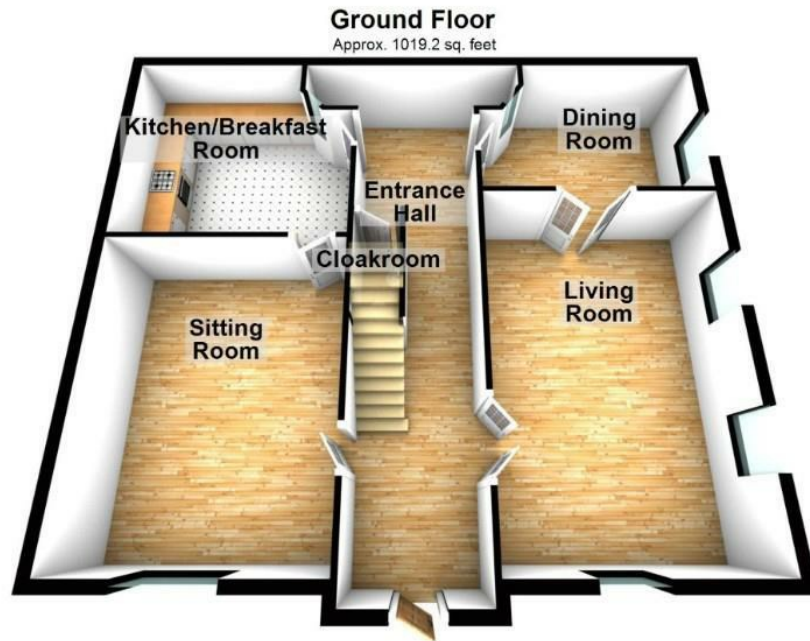


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total area: approx. 2010.6 sq. feet

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
023 8045 8054 | Website: [www.hunters.com](http://www.hunters.com)

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