



Fountains Park, Southampton
, SO31 5HB

Asking Price
£1,700,000



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EXCLUSIVE

Fountains Park, Southampton

DESCRIPTION

Situated in a quiet private gated development of 10 properties stands this beautiful and well appointed detached family home. The property offers a spacious living accommodation with ground floor comprising large entrance hall, drawing room, kitchen breakfast room, dining room, living room all with access to rear garden, downstairs cloakroom, double bedroom with four piece en-suite. The pool room features a heated swimming pool with shower and utilities room. Upstairs offers a galleried landing with door to master bedroom with en-suite and three further double bedrooms all with en-suites. There is a large entertainment room with fitted bar and kitchen with galleried viewing area over the swimming pool, doors to balcony over looking the beautiful grounds and lake and stairs leading to a further reception room/bedroom six. The outside grounds feature a detached garage and an in out block paved driveway, large rear garden with lake which is part owned with this property.



ROOMS

Front Approach

Electric gated access, in and out Block paved driveway providing parking for several vehicles, remainder is laid to lawn with mature shrubs, detached garage, access to side.

Entrance Hall

Large entrances hall with vaulted ceiling, double glazed windows to front aspect, porcelain tiled under floor heating, staircase leading to galleried landing, under stairs storage cupboard, decorative cornice style coving and recessed ceiling spotlights, doors to all rooms.

Bedroom 5

Double glazed bow window to front aspect, double glazed window to side aspect, fitted carpet, under floor heating, decorative coving to ceiling with recessed, ceiling spotlights, door to:

En-Suite Bathroom

Fitted with four piece suite comprising panelled bath with shower over telephone style mixer taps, pedestal wash hand basin, tiled shower cubicle with shower over and low-level WC, opaque double glazed window to front aspect, ceramic tiled under floor heating, decorative coving to ceiling with recessed spotlights.

Living Room

Double glazed window to side aspect, fitted carpet with under floor heating, decorative coving to ceiling with recessed, ceiling spotlights, double glazed double doors to rear garden, door to:

Dining Room

Two double glazed windows to rear aspect, laminate, under floor heating, decorative coving to ceiling with recessed ceiling spotlights, double glazed double doors to garden, door to:

Kitchen

Fitted with a matching range of base and eye level units and drawers with worktop space over, matching breakfast bar with cupboard drawers under, inset 1+1/2 bowl stainless steel sink unit with mixer tap, integrated dishwasher, space for American fridge/freezer, space for range oven with extractor hood over, double glazed windows to rear aspect, laminate, under floor heating, decorative coving to ceiling with recessed ceiling spotlights, concealed gas boiler, double doors to rear garden, door to:

Sitting Room

Laminate, under floor heating, TV point, decorative coving to ceiling with recessed ceiling spotlights, double glazed windows and double doors to rear garden.

Cloakroom

Fitted with two piece suite comprising, wash hand basin and low-level WC, under floor heating, storage cupboard.

Pool Room

Triple aspect double glazed windows and doors, heated swimming pool with tiled flooring stairs to 1st floor, door to:

Utility/pump room

Plumbing for washing machine, space for tumble dryer with worktops over stainless sink with mixer taps double glazed window to rear aspect, double doors to pump room.

Shower Room

With recessed shower with shower over.

Cloakroom

Fitted with two three piece comprising, wash hand basin and low-level WC.

First Floor Galleried Landing

Dual aspect double glazed windows and Velux windows to front, meter cupboard with fuse box and gas and electricity meter, laminate flooring, coving to ceiling with recessed ceiling spotlights, access to loft hatch. radiators, double doors to balcony over looking the rear garden, door to:

Master Bedroom

Double glazed doors to balcony, built in double wardrobes, fitted carpet, radiators, recessed ceiling spotlights, door to:

En-Suite Bathroom

Fitted with four piece suite comprising spa bath with shower attachment and telephone style mixer tap, pedestal wash hand basin, tiled shower cubicle with shower over and glass screen and low-level WC, heated towel rail, tiled flooring, decorative coving to ceiling with recessed spotlights, double glazed Velux window,

Bedroom 2

Double glazed doors leading to balcony over looking the rear garden, built in double wardrobes, fitted carpet, radiators, recessed ceiling spotlights, door to:

En-Suite Bathroom

Fitted with four piece suite comprising deep corner bath with shower attachment and telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure with shower and glass screen and low-level WC, tiled surround, heated towel rail, skylight, laminate flooring, coving to ceiling with recessed ceiling spotlights,

Bedroom 3

Built in double wardrobes, Double radiator, laminate flooring, TV point, radiator, recessed ceiling spotlights, double door to balcony over looking rear garden.

Jack and Jill En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure with shower over and low-level WC, heated towel rail, double glazed velux window to rear aspect, laminate flooring, door to:

Bedroom 4

Built-in double wardrobe(s), airing cupboard housing, hot water tank, linen shelving, double radiator, fitted carpet, coving to ceiling with recessed ceiling spotlights, double doors to Balcony over looking rear garden, door to:

Entertainment Room

Double glazed Bow window to front aspect, double doors leading to balcony over looking the rear garden, glass panelled viewing over the swimming pool, wooden flooring, radiator, panelled ceiling with spotlights, bar area with fitted wooden bar and seating area.

Kitchen: fitted with a matching range of eye level units and drawers with inset twin sink units, plumbing for dishwasher, space for fridge freezer, built in double oven with electric hob and over head extractor fan. stairs to:

Second Floor Landing

Fitted carpet, Door to:

Store Room/Bedroom Six

Large Circular double glazed window to rear aspect, three Velux windows to side aspect, radiator, fitted carpet, eaves storage and cupboard space.

Rear Garden

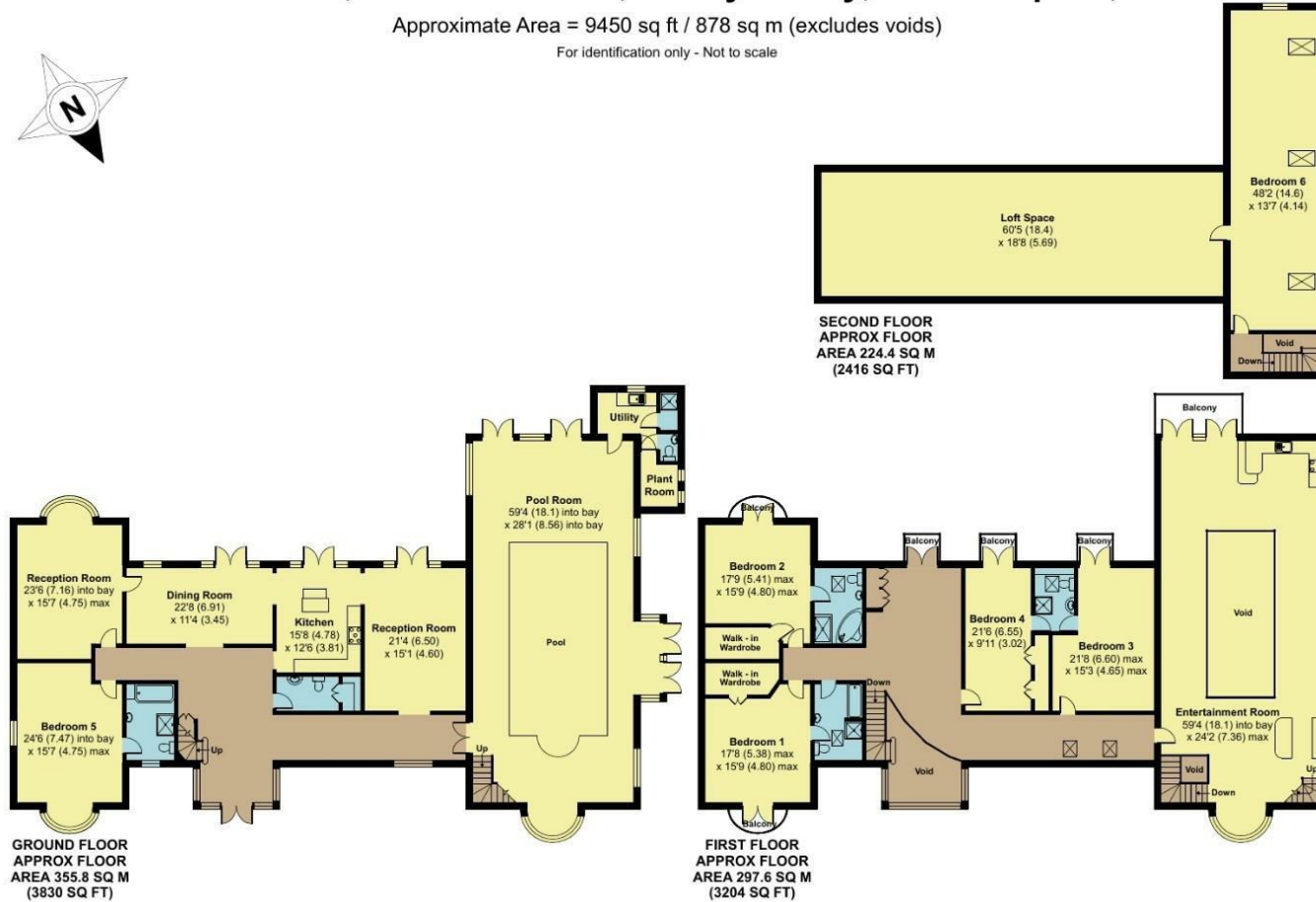
Private and secluded garden, mainly laid to lawn with mature shrubs and trees, paved patio seating , raised timber decking seating area, access to lake.



Abbots Wood, Fountains Park, Netley Abbey, Southampton, SO31

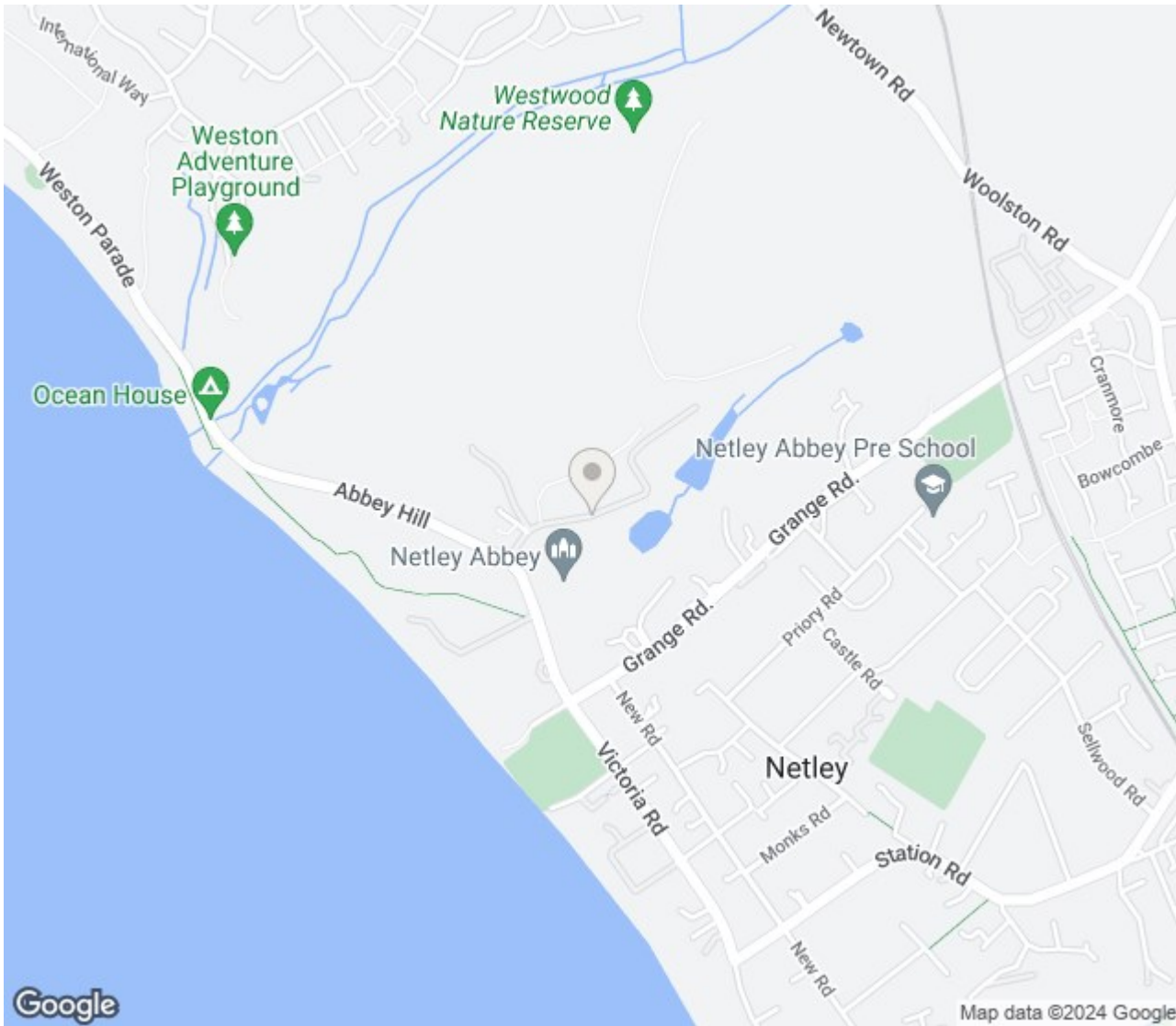
Approximate Area = 9450 sq ft / 878 sq m (excludes voids)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Hunters Property Group. REF: 1037170





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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