



Quercus House
The Spinney | Bassett | Southampton | Hampshire | SO16 7FW

QUERCUS HOUSE





Accommodation Summary

Welcome to this immaculate five/six bedroom detached home situated in the highly sought-after area of Bassett. Perfectly located for commuters, this desirable property offers easy access to the M27 and M3 motorways. Southampton Airport Train Station is just an 8 minute drive away, providing direct train access to London Waterloo in just 1 hour and 11 minutes.

This stunning property features five/six generously sized bedrooms, offering comfort and versatility for family living or guest accommodations. The living room is bright and airy, perfect for relaxation and entertaining, while the dining room is ideal for formal dining or family meals. The kitchen is equipped with high-end appliances and ample storage, whilst the practical utility room provides space for laundry and additional storage.

For those who work from home, the property includes a dedicated home office, offering a quiet and productive environment. The house also boasts three bathrooms, including a main en-suite, a family bathroom, and an additional en-suite, all fitted with contemporary fixtures. A secure garage provides parking and storage space with convenient internal access, and there is ample off-road parking for multiple vehicles, ensuring convenience for family and guests.

With no onward chain, the buying process is smooth and straightforward, making it ready for you to move in. This exceptional property offers a blend of modern luxury and practical living, ideal for families seeking comfort and convenience in a prime location.













SELLER INSIGHT

“ We bought the property from new 12 years ago and particularly liked the design and layout, as well as the sense of space especially on the top floor which we use as a main bedroom. It's light and bright which makes it feel very open and peaceful,” say the owners.

“The location is perfect for schools and has excellent transport links. The bus to Winchester stops at the end of the road which is great for a gastronomic night out at some amazing restaurants or head in the opposite direction into the centre of Southampton which has fantastic sports facilities and the expansive West Quay shopping centre. I enjoy cycling and can easily go to the New Forest on a road route or off-road in the forest in Chilworth where we like to walk our dogs before stopping off at our local, The Chilworth Arms, which has a lovely garden, superb food, and is dog and child friendly.”

“I have worked tirelessly to take the garden from a plain grassy area to the mature space that it is today by adding borders and extensive planting, along with a patio and dining area to enable outdoor living and entertaining; it's a real sun trap and enjoyable for family meals. The garden is awash with colour as plants bloom at different times which makes it a relaxing place to sit in the egg chair with a cup of coffee in the morning. The kids love to play outside and use the grass stretches at the front of the house as a makeshift cricket pitch. The garden attracts a wide range of wildlife and birds, including a resident owl and woodpecker.”

“We have grown up and younger children and are centrally positioned to all the family, so get-togethers tend to happen here. The dining room has been used many times for entertaining friends and family for evenings of good food, wine, and long chats after dinner whilst the kids have fun in the lounge.”

“We like all of the rooms here but the guest en-suite in particular has always really appealed to me. The lounge is a light and airy room and feels even more spacious with the patio doors open. We spend a lot of time in our offices and having a dedicated work area enables us to easily focus and then shut the door on it when we have finished. I have set the garage up as a gym where I like to escape and work off the stresses of the day.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











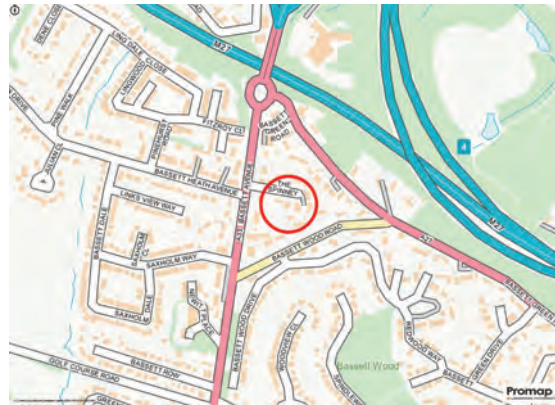












Services, Utilities & Property Information

Utilities – Mains electricity, gas, water, and drainage.

Tenure – Managed Freehold.

Annual Service Charge of £900

Property Type – Detached house

Construction Type – Standard - brick

Council Tax – Southampton City Council

Council Tax Band G

Parking – There is a garage and driveway parking for 4+ cars.

Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast Fibre Broadband connection available- we advise you to check with your provider.

Special Notes - There are covenants on the property – please speak with the agent for further information.

There are trees on the property with Tree Preservation Orders.

Viewing Arrangements

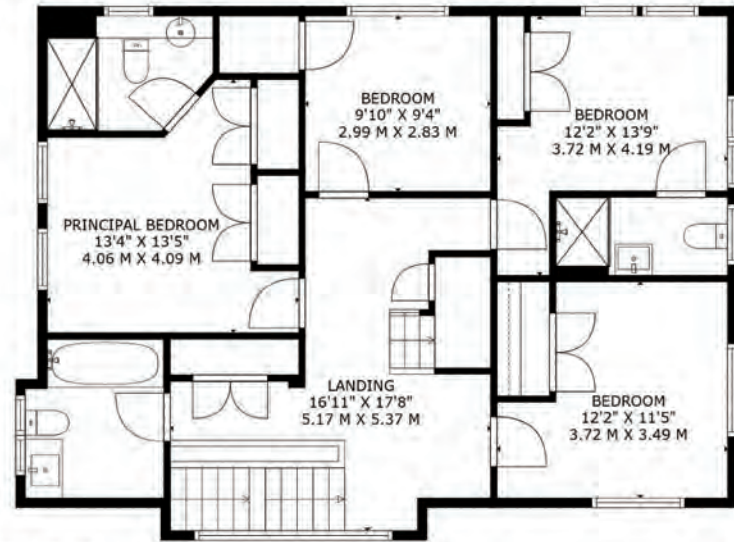
Strictly via the vendors sole agents Fine & Country Southampton & Romsey on 02382 549200

Website

For more information visit <https://www.fineandcountry.co.uk/southampton-and-romsey-estate-agents>

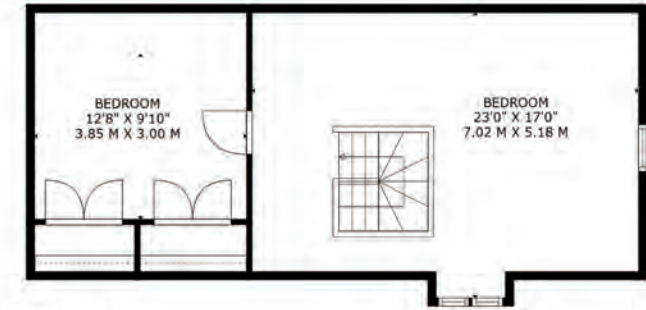
Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

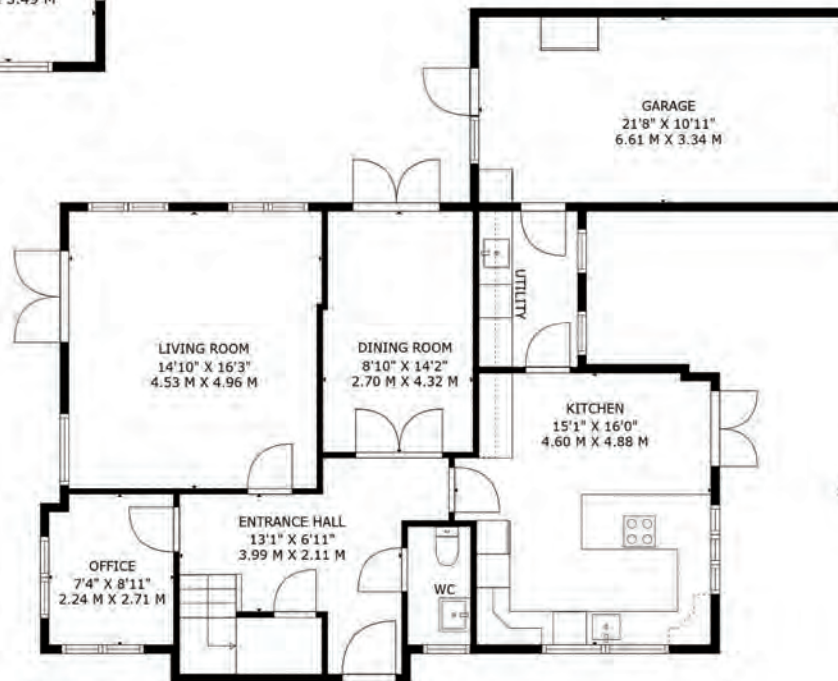


FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2302 sq ft, 213 m²
 LOW CEILINGS: 130 sq ft, 12 m²
 GARAGE: 238 sq ft, 22 m²
OVERALL TOTALS: 2670 sq ft, 247 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 08.07.2024





The house is a two-story structure with a prominent gabled roof. The upper portion of the facade is clad in light-colored horizontal siding, while the lower portion, including the base, is finished with red brick. The front door is a white-framed double door with a large glass insert. To the left of the door is a window, and to the right is another window. Above the door is a small, square window. The roof features a decorative wooden bargeboard and a central finial. A satellite dish is mounted on the right side of the roof. The house is surrounded by a well-maintained garden with a wooden fence and various trees and shrubs.

A large bush of bright orange flowers, likely a geranium, is in the foreground on the left side of the image.

A black metal hanging chair is suspended from a chain in the garden area.

A small, pink wooden playhouse with a gabled roof and a single door is located in the garden on the right side.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JACK REES

MANAGING PARTNER

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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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