



**Rowe
& Co.**

Meadow Lodge Telegraph Road, West End

Southampton

£850,000

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Meadow Lodge Telegraph Road

West End, Southampton

This truly stunning, five bedroom detached family home is situated on an established plot with a large frontage in one of West end's prime locations. The property offers spacious accommodation throughout and on the ground floor comprises a large entrance hall, 22ft sitting room, spacious dining room, stunning 23ft kitchen breakfast/family room, utility and cloakroom. On the first floor there are five double bedrooms, with en-suite to the Master bedroom, and a modern shower room. The property benefits from a detached double garage which has been converted to provide storage and there is a beautiful rear garden.

LOCATION

The property is located in West End and benefits from being close to local shops and amenities. The Ageas Bowl, David Lloyd Leisure Centre and the M27 motorway links are also close by. The high street hosts an excellent variety of local shops and there is a good choice of popular schools for all ages. Itchen Valley Country Park, whilst Manor Farm Country Park enjoys walks along the Hamble River. The nearby retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket, hosting international matches and live music events.

Council Tax band: F

Tenure: Freehold

- Five Double Bedrooms
- EPC - Ordered
- En-Suite To Master
- Telegraph Wood Location
- Modern Kitchen / Dining / Family Room
- Utility Room
- Detached Double Garage



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INSIDE

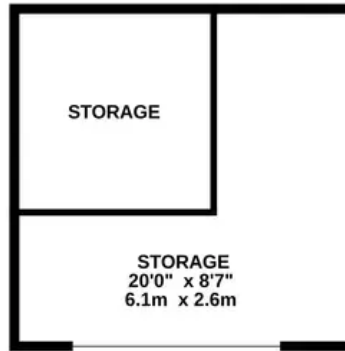
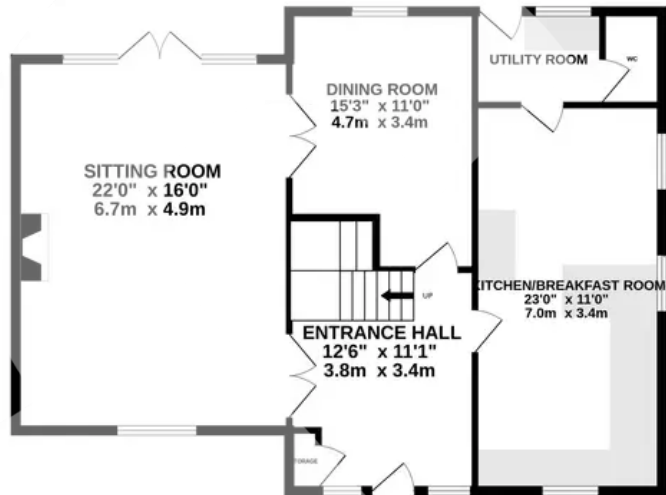
The front door opens into the large entrance hall which provides access to all main reception rooms and has stairs leading to the first floor. Double doors leads through to the sitting room, which is a large double aspect room with a window to the front aspect and has doors opening to the rear garden. There is a feature fireplace with in set wood burner. The generous dining room has a window overlooking the rear garden. The beautiful kitchen breakfast room has been fitted with a modern range of high gloss wall and base units and a breakfast bar. There is an inset sink unit, electric oven, gas hob integrated dishwasher and fridge freezer. The room is double aspect, 23ft in length and has a lovely seating area. A door to the side leads through to the utility which has fitted units, a door to the rear garden and appliance space for a washing machine and tumble dryer. A door then leads through to the modern cloakroom which is fitted with a WC and wash hand basin. On the first floor the landing provides access to all bedrooms, there is a large master bedroom which has a window to the front of the property and has fitted wardrobes and en-suite facilities. The en-suite has been fitted with a suite comprising a paneled bath, sink unit and WC with a window to the front aspect and complementary tiling. Bedroom two is a good size, double room with a window to the front a fitted wardrobe. Bedroom three & four have windows to the rear, along with bedroom five which has window and door out to a balcony (In need of replacement) overlooking the rear garden. The shower room comprises a corner shower cubicle, wash hand basin, WC and complementary tiling.

OUTSIDE

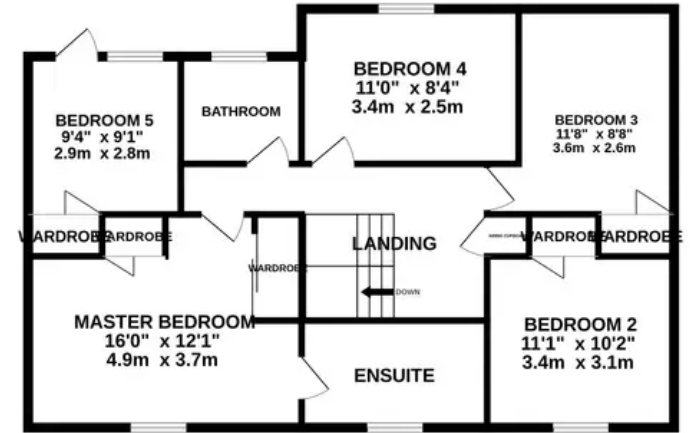
To the front of the property there is a large driveway providing off road parking for multiple cars. The attractive front garden is lawned and planted. The driveway leads to the side of the property providing access to the detached double garage. The garage has been converted to provide a storage room. The rear garden has a paved patio area and the rest of the garden which is mainly laid to lawn with planted borders.



GROUND FLOOR



1ST 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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REQUEST
VIEWING

(GOTTA BE QUICK!)

