



**Connells**

Langley House Lepe Road  
Langley Southampton

# Langley House Lepe Road Langley Southampton SO45 1YT

for sale guide price  
**£1,150,000**



## Property Description

Presenting an exquisite historic gem, this Grade II listed property in Langley, Southampton, tells a tale of timeless elegance. Dating back to the early to mid-19th century, it's a masterpiece of architectural heritage. Crafted with yellow Beaulieu brick and crowned by a Welsh slate roof, its curb appeal is undeniable.

Aesthetically pleasing, the twelve-pane sash windows filter sunlight into the interiors, which are adorned with original 19th-century doors and shutters. The dining room boasts an ornate fireplace with a walnut-grained mantel, capturing the essence of yesteryears. A study and a butler's pantry with a charming brick bread oven add to the historic allure.

This property harmonizes the old and the modern, with a stone-floored laundry room, fireplaces in each of the 7 bedrooms, and a converted cellar showcasing its rich history. A workshop caters to creative pursuits, while the lush 0.5-acre landscaped gardens feature an orchard, kitchen garden, and sun terrace, setting the stage for outdoor gatherings.

Indulge in the grandeur of a library, drawing room, and dining room, each a testimony to classic sophistication. The potential for an annex and Airbnb usage adds versatility to the property. Centrally located, this residence epitomises grace, heritage, and potential, offering a rare opportunity to own a piece of history while enjoying modern comforts.

## Location

Lepe Road, Langley, Southampton, presents a captivating coastal lifestyle. Situated in a sought-after area, this location offers the perfect blend of maritime charm and urban convenience. With the stunning coastline just a stone's throw away, residents can indulge in breathtaking sea views and serene beach front walks.

Langley's welcoming atmosphere and strong sense of community make it an ideal place to call home. The nearby New Forest National Park offers a haven for outdoor enthusiasts, providing a range of recreational activities amidst picturesque landscapes.

Conveniently located, Lepe Road allows easy access to Southampton's vibrant city life, offering shopping, dining, and entertainment options. Proximity to major road networks ensures seamless connections to nearby towns and cities.

Experience the coastal allure, community warmth, and modern convenience that define life on Lepe Road, Langley, Southampton.

## Entrance Hall

## Library

17' 11" x 15' 5" ( 5.46m x 4.70m )

## Drawing Room

17' 11" x 15' 4" ( 5.46m x 4.67m )

## Study

11' 4" x 8' 11" ( 3.45m x 2.72m )

## Kitchen

16' 11" x 16' 2" ( 5.16m x 4.93m )

## Utility

## Family Room (west Wing)

16' 2" x 11' 5" ( 4.93m x 3.48m )

Iron staircase accessing bedrooms 5 to 7.  
Original stone floor.

## Bedroom One

18' 4" x 15' 8" ( 5.59m x 4.78m )

## Bedroom Two

18' 3" x 15' 7" ( 5.56m x 4.75m )

## Bedroom Three

17' x 12' 2" ( 5.18m x 3.71m )

## Bedroom Four

16' 11" x 15' 8" ( 5.16m x 4.78m )

## En-Suite

## Bathroom

## West Wing

## Bedroom Five

16' 7" x 15' 6" ( 5.05m x 4.72m )

## Bedroom Six

13' 6" x 7' 7" ( 4.11m x 2.31m )

## Bedroom Seven

10' 6" x 8' ( 3.20m x 2.44m )

## Outside

## Workshop/ Garage

## Wrap Around Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure: Freehold

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