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**HUNTERS**

# Stoneham Close, Southampton, SO16



## Offers In Excess Of £495,000

Hunters Southampton are delighted to present this spacious three double bedroom, superb detached family home that enjoys a prominent position within a quiet cul-de-sac location in Stoneham Close.

The large entrance hall leads to a bright 18'2" X 13'5" living room which is complemented with a bright sunroom/conservatory. There is a tiled floor in the fully fitted tasteful kitchen with integrated appliances and a breakfast area leading to a separate dining room.

The ground floor further benefits from a convenient cloakroom, a utility space and storage in the garage with access into the property.

On the first floor landing there is access to the master bedroom with built-in wardrobe, a ceiling light fan, a separate dressing area and a tiled en-suite shower facility, there are a further two good sized bedrooms and a family bathroom (with power shower and steam room to the main bathroom).

There is ample outside space for entertaining at the rear with a large paved terrace and lawn with flower beds on two sides, a small chalet and a garden potting shed.

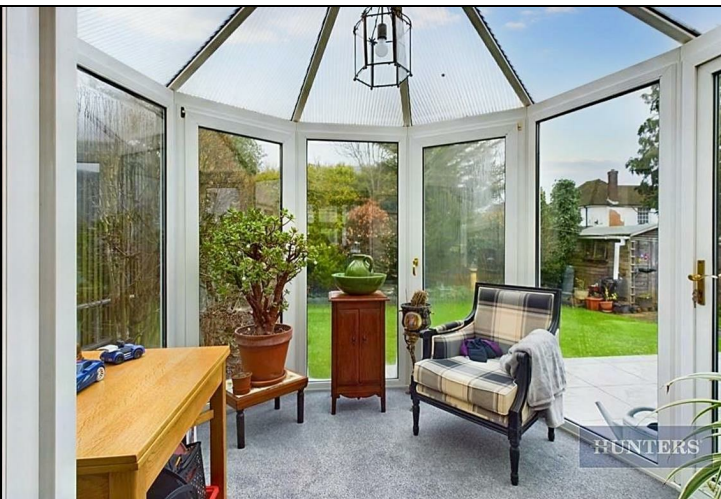
There is parking to the front of the property for multiple vehicles as well as an integral garage with roller shutter door. The property also includes a security alarm.

An internal viewing is highly recommended to appreciate the wealth of accommodation and facilities on offer.

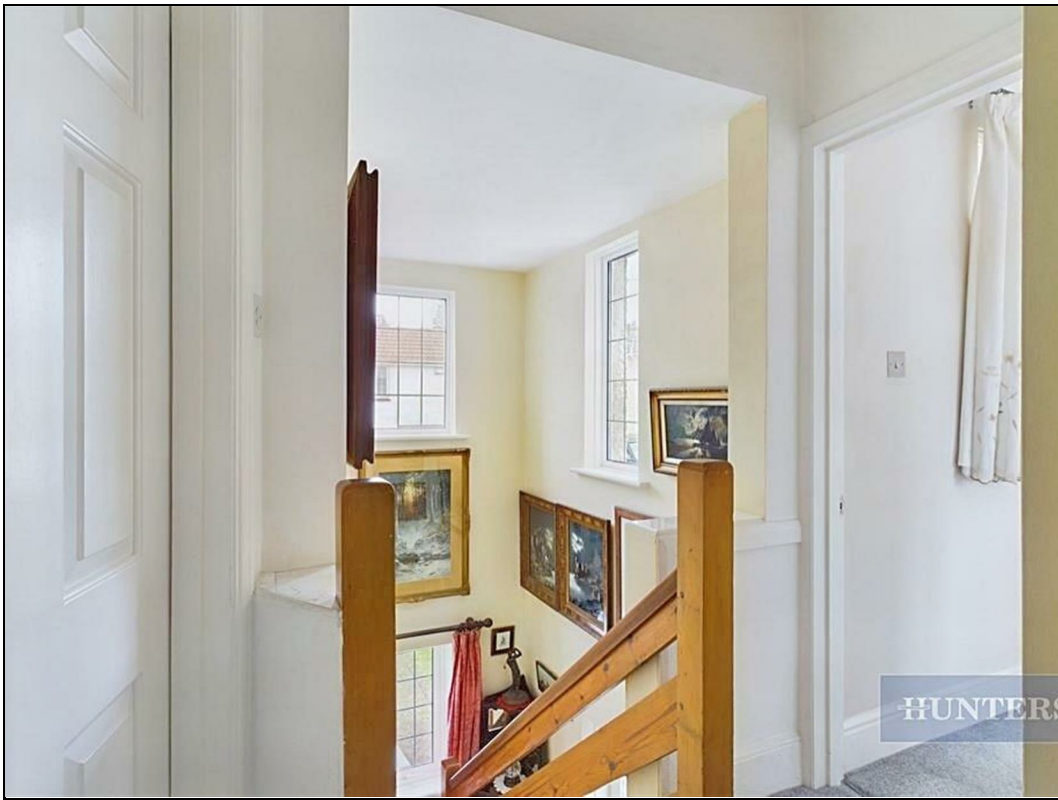
Tenure : Freehold  
Council Tax Band: E

## KEY FEATURES

- Impressive Detached Family Home
  - Three Double Bedrooms
  - Modern Fully Fitted Kitchen
    - Dining Room
    - Two Bathrooms
    - Guest Cloakroom
  - Gas Central Heating
    - Garage
- Off Road Parking For Multiple Cars
- Superb Garden & Paved Terrace









Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 135.79 m<sup>2</sup>  
 1461.59 ft<sup>2</sup>

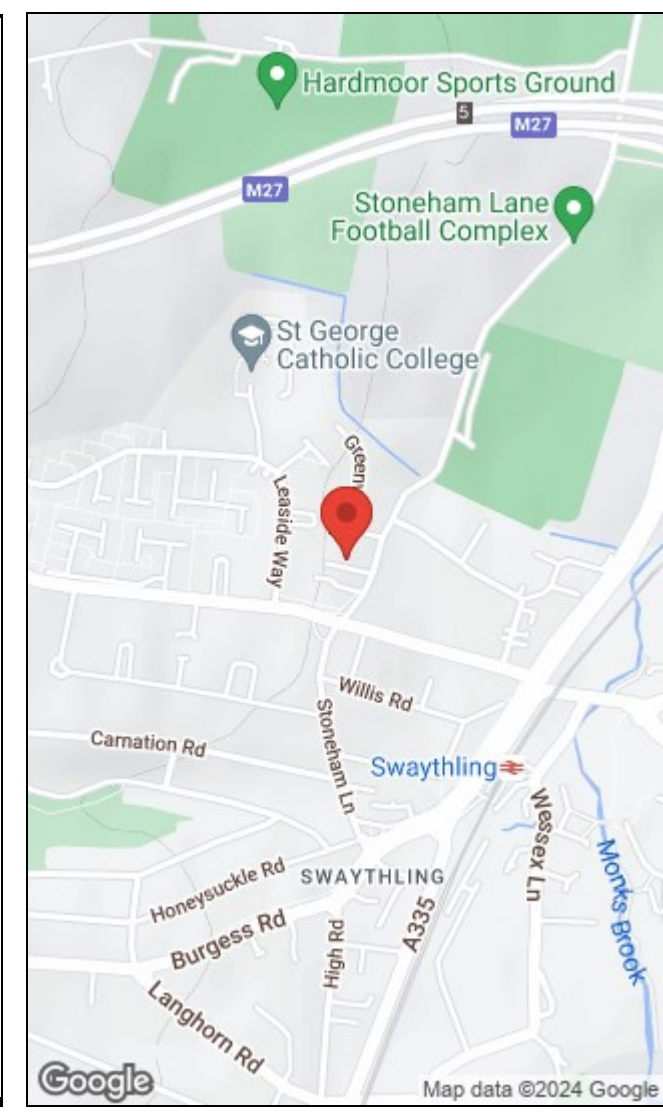
**Reduced headroom**  
 0.72 m<sup>2</sup>  
 7.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (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>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (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>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

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