



**HUNTERS**<sup>®</sup>  
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# Stoneham Close, Southampton, SO16

Offers In Excess Of £485,000



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.

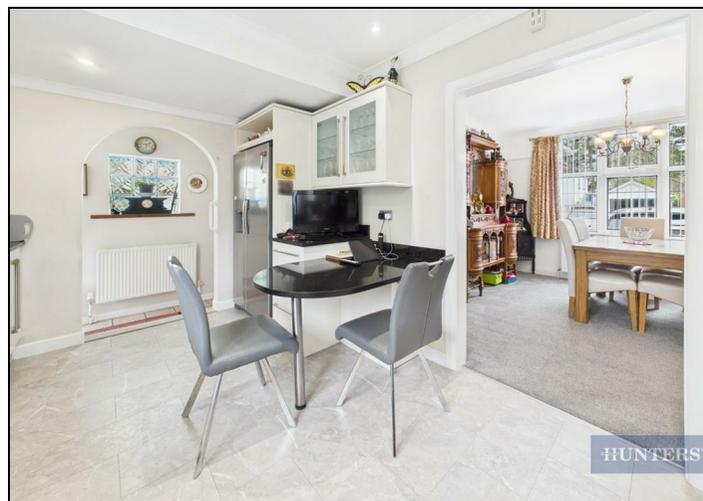
An internal viewing is highly recommended to appreciate the wealth of accommodation and facilities on offer.

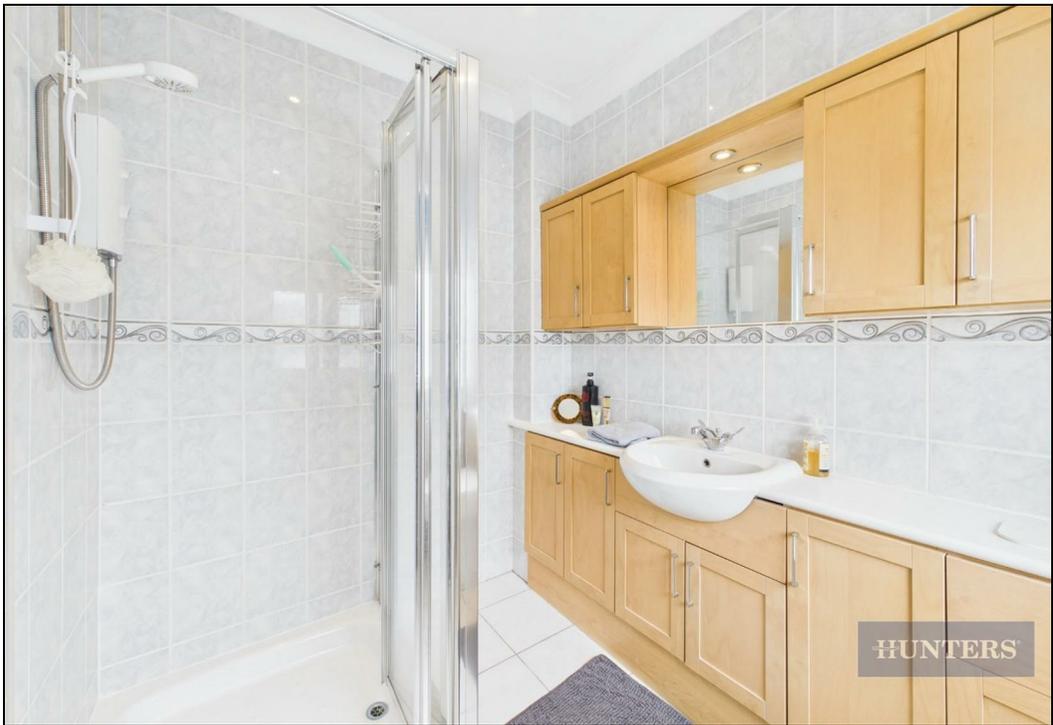
Tenure : Freehold

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

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

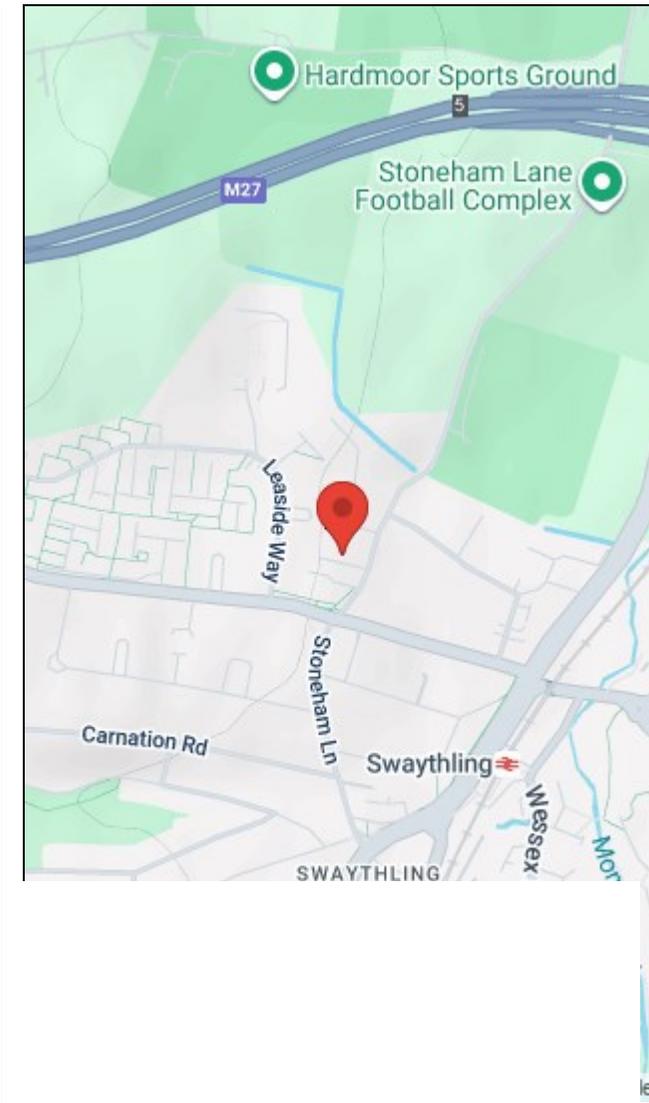
Reduced headroom  
0.72 m<sup>2</sup>  
7.7 ft<sup>2</sup>

(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
70	81

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

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