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Bassett Green Village, Southampton SO16

Offers In Excess Of £425,000

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A very unique and exclusive property that sets itself apart from most other properties currently on the market. St.Christopher's, is a grade two listed ex-chapel. This remarkable home enthuses flow-through modernity style, sprinkled with numerous character, including beams and stained-glass windows. This is a true “Statement Property.”

The property was originally built in 1812 as a school, but was later converted to a church in 1949, and later used as a mission hall but retains many original charming features like the stained glass windows and the bell tower found over the porch. The property is south facing and overlooks the village green. Entrance to the front is through a charming 5 bar gate onto a large paved area surrounded by shrubs and wood fencing leading to a very solid front wooden door with a bell tower overhead.

You then move into the spacious open plan and voluminous reception room with triple windows and shutters on either side, vaulted high ceilings, wood flooring and a log burner, as well as central heating throughout. The oak staircase leads to a mezzanine level, which would make an ideal home office, play room, gym or with clever design could be a stunning bedroom.

The master bedroom has a modern ensuite bathroom, tiled floor and contrasting light grey tiled wall. There is also a separate guest WC.

The well designed kitchen has clean lines and modern tiles, white cabinets with chrome handles, integrated gas hob/oven.

There is ample outside space to enjoy entertaining from the south facing patio, there is also a sheltered seating area, storage shed, parking and a pizza oven. Bassett Green Village was designated as a conservation area in September 1977 and comprises a number of buildings grouped around the triangular shaped 'green'

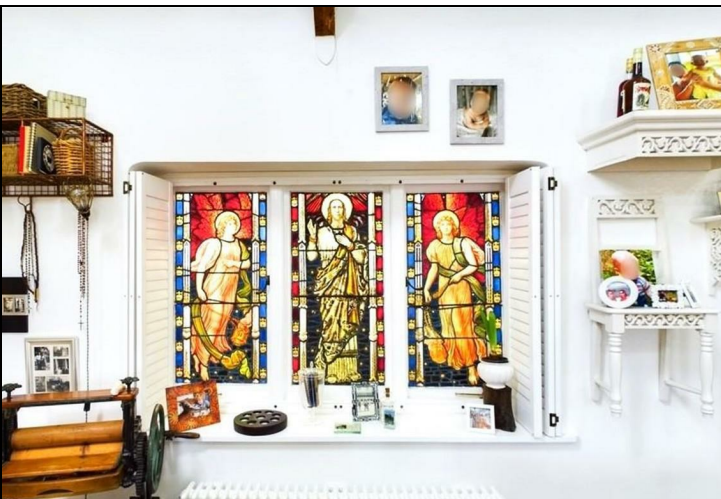
Basset offers, easy access to the M3 & M27, The University, The General Hospital. “The Parkway” Train station delivers a commutable journey to London Waterloo. Schools for all ages are also available within the area.

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
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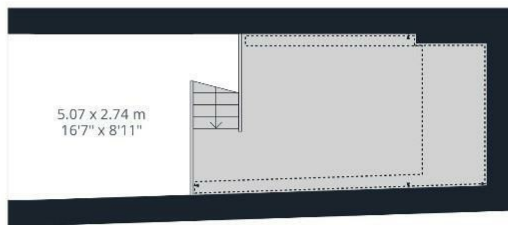
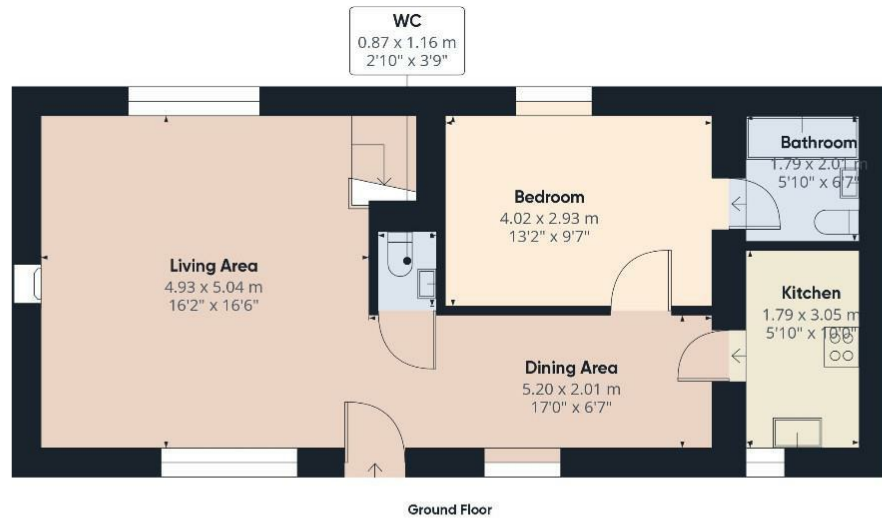


KEY FEATURES

- A Statement Property
- Grade Two Listed Delightful Ex-Chapel
- High Level Vaulted Ceiling
- Stunning Reception Room
- Delightful Southerly Views Over the Village Green
 - Versatile Mezzanine Level
 - Off road Parking
 - Outside Entertaining Mostly Paved
 - Storage Shed
 - Superb Location







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Approximate total area⁽¹⁾
72.14 m²
776.47 ft²

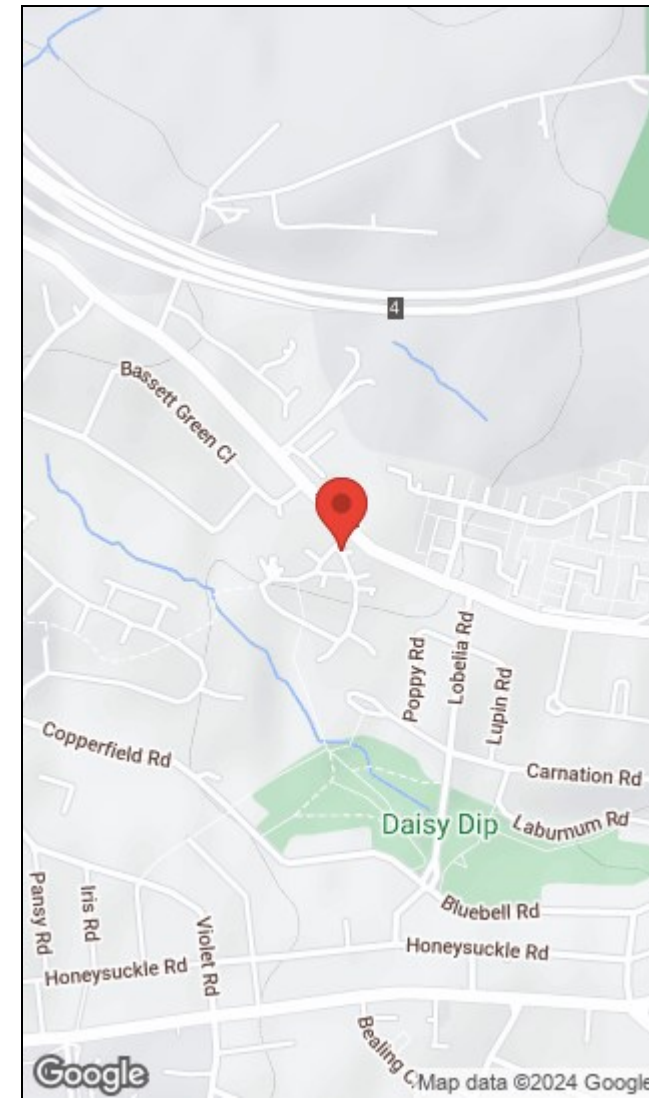
Reduced headroom
4.91 m²
52.82 ft²

(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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	32
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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