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# Langhorn Road, Southampton

Guide Price £530,000



Just like not judging a book by its cover, this 1930s 5-bedroom detached house should not be judged by its front aspect – it **MUST BE VIEWED INSIDE** to be fully appreciated for its space and charm. This property would be ideal for families looking for a peaceful garden, ample space, parking yet in such a central location. The property sits on an impressive plot extending 270 ft (82.5 metres) and offers a magnificent landscaped garden with generous lawned area and extensive flowerbeds as well as fruit trees, fruit bushes and room for anyone keen on a spot of gardening. There is plenty of room for children to play in a well fenced safe area and an abundance of space for anyone working at home.

The house is ideally situated approximately 0.5 miles from Southampton University within walking distance of two major hospitals, a short distance from the M27 and Southampton Airport and Southampton Parkway railway station. The bus links on Langhorn Rd will take you to Southampton airport, Eastleigh and the National Oceanography Centre. Burgess Rd Bus stop takes you to General Hospital and NOCS Central Station and to the Science Park.

The property is also close to junior and secondary schools, local shops/restaurants and within walking distance of Riverside Park which provides leisure activities with very pleasant walks along the river to a Garden Centre and Hobbycraft.

Entrance Hall 0.92 x 3.59 (3'0" x 11'9")

Closed porch area. Attractive plaster moulding. Large understairs storage cupboard with electric and gas meters.

#### Lounge/Dining Room

(Lounge Area: 4.07 x 3.95m (13' 4" x 13')(Dining Area: 3.36 x 3.91m (11' X 12'9")).

As you enter the closed porch area, the high ceilings immediately create a sense of space and you can feel the peace and quiet from the hustle and bustle of the outside world. On the left is an expansive lounge/dining area (originally - two separate rooms). The owners removed a wall separating the lounge/dining room to provide a thoughtfully transformed lounge/dining area. In the lounge area, there is a double-glazed bay window with built-in window seat providing storage. Also, an attractive Victorian tiled fireplace with open fire facility, although there is gas central heating throughout the house.

The dining area also has an attractive tiled fireplace again with an open fire facility, a wooden floor and French door to the garden and side gate area. There is potential for any buyer to put in a bi-fold door to separate this area into separate lounge and dining room. There are separate doors in situ to the lounge and dining areas.

There is an under-stairs cupboard providing storage for coats/shoes, etc. The gas and electric meters are housed here.

Study 3.34 x 2.90m (10'11" x 9'6")

As the hall ends, there is a room used by the owners as a study/office area. There area floor to ceiling cupboards for storage on the facing wall which could be easily removed if a buyer needs more space. Internet connection for Virgin and Toob in this room which provides Wi-Fi coverage to all rooms without the need for any boosters.

WC/shower room 2.18 x 1.47 (7'1" x 4'9")

After walking through the study, there is a WC/shower room with hand basin and a wall mounted gas boiler. The electric shower and cubicle have only recently been installed.

Kitchen/Breakfast Room 3.38 x 4.59 (11'1" x 15'0")

On approaching the rear of the house, it opens up into a light sunny large kitchen/breakfast area with room for a double gas cooker, ample room for an American size fridge and freezer and plumbing for a dishwasher or washing machine. There is a double stainless steel sink unit with mixer tap, drainer and a useful work surface area with copious cupboards and work surfaces. Adjacent to a peninsular work surface, drawers underneath, is a breakfast bar which seats 4 people and provides views through a bay window down much of the garden. There is a door into an attached small brick utility area.

Utility area 1.14 x 2.35 (3'8" x 7'8")

Plumbing for washing machine and electric. Area suitable for chest freezer.

#### Upstairs Accommodation Comprising 5 Bedrooms

At the top of the stairs, through a facing door are 2 bedrooms which come off a short hall area.

The smaller of the two bedrooms: 2.41 x 3.91m (7'10" x 12' 9") has been used as a double bedroom but is now used as an art/dressing room and has floor to ceiling, glass fronted fitted wardrobes on two sides plus access to roof with attached ladder.

There is a double bedroom at the rear (3.30 x 2.89m (10'9" x 9'5")) overlooking the extensive south facing garden. These two bedrooms have a door which can give greater privacy from the rest of the upstairs accommodation.

On returning to the landing area, there is a bathroom (2.12 x 2.45m (7' x 8")) to the right with new shower over bath, WC, a pedestal basin, bidet and airing cupboard with immersion heater and shelving.

Along the landing to the right is a double bedroom (3.34 x 3.95m (11' x 12')) with shelving to two alcoves and a TV point. Just outside this bedroom there is an access to the front roof space with attached ladder.

There are 2 x front bedrooms – the single bedroom (1.83 x 2.86m (6' x 9'4")) which is currently used as an art room and originally had a cabin bed with wardrobe underneath and a chest of drawers or can accommodate a single bed as well as some bedroom furniture.

The other double bedroom (3.21 x 4.60m (10'62" X 15')) is the largest in the house and has two alcoves either side of a chimney breast which could accommodate fitted cupboards or wardrobes. The bay window has a built-in window seat with storage underneath.

Garden approx. 82.5m (approx. 270'8")

On walking down a meandering paved path, to the right is a greenhouse and the first of two apple trees and a large workshop (3.06 x 5.25m (12' x 17')) and an allotment with fruit tree in front of a large double garage (5.16 x 4.80m (12' x 17')) with an electricity supply. There is a central sliding door and a door either side allowing complete access to the whole width of the garage. There is a hardstanding area which could accommodate 2/3 cars in front of locked double gates complete with CCTV camera and there is security lighting in this area and in the workshop area. These rear gates lead into a well-kept rear access way which leads to Woodcote Road. There are several garages along this rear accessway so it is well used by various residents.

#### AML

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £48inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

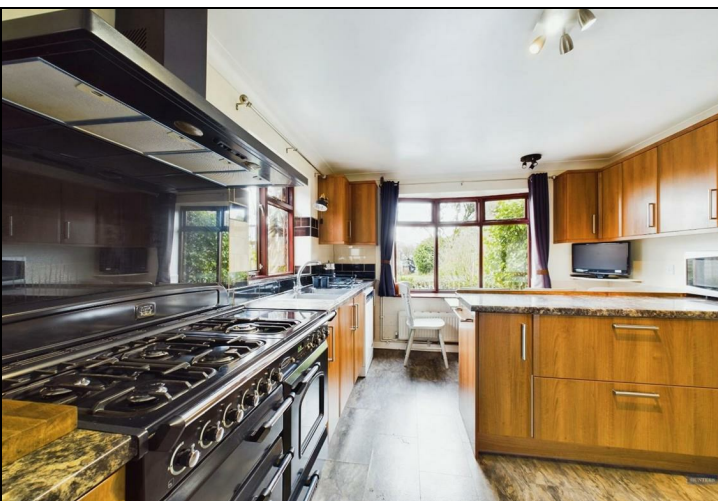
This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





## KEY FEATURES

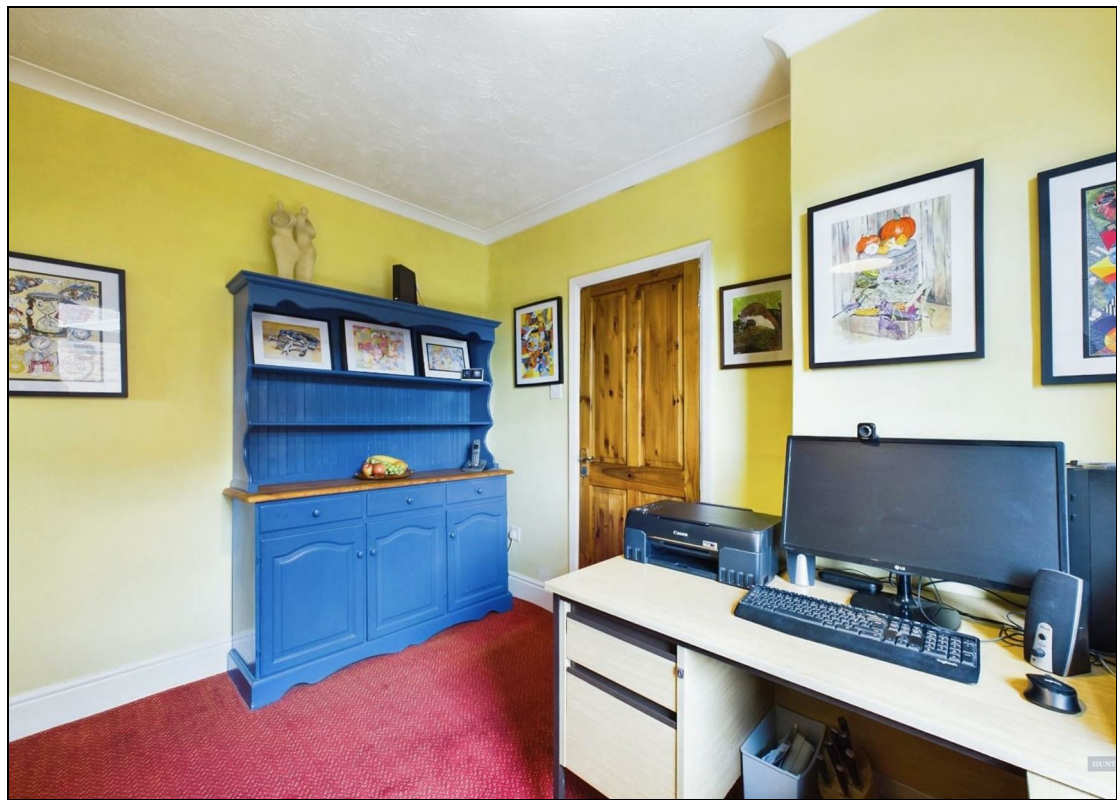
- 5 Bedroom Detached House
  - Large Rear Garden
  - Kitchen 11' x 15"
- Double Garage 16'11" x 15'9" at rear
- Lounge 13'4" x 12'11"/ Diner 11' x 12'10"
  - Large Workshop 12'00" x 17'2"
  - Study 10'11" x 9'6"
- Parking at Rear for 2-3 cars
  - Utility Room
- Near Local Amenities

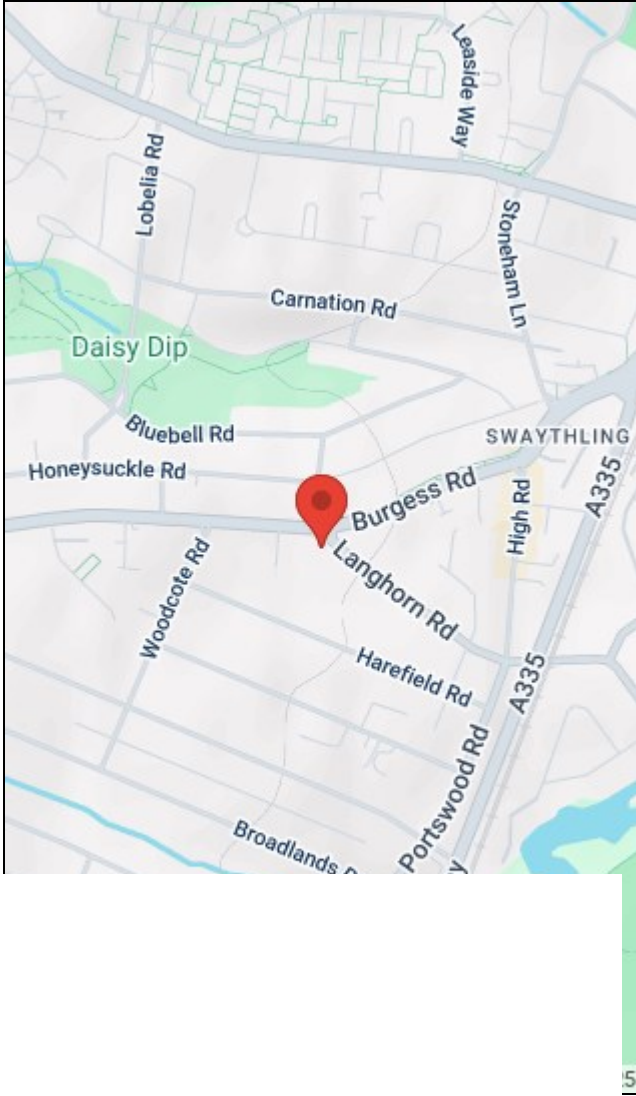












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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