




HAMILTON
PARKERS

Canton Street, SO15 2DJ



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Ella at Hamilton Parkers is delighted to offer this truly stunning two bedroom Victorian Terraced home situated within a quiet residential road in the heart of Southampton. Having been modernised and extended sympathetically in keeping with the era it was built 1847. This residence has been thoughtfully designed to maximise the available space to make this a wonderful home. Of particular note, is the impressive kitchen dining/family space which was lovingly created with entertaining in mind. This room then extends out onto a gorgeous walled courtyard style garden. The homeowner now offers this home for sale in immaculate condition. In brief this wonderful home comprises of two double bedrooms both with handmade built-in bespoke wardrobes, a modern four piece bathroom suite, charming sitting room with log burner, attractively extended open plan kitchen dining/family room with glass ceiling and Oak beams, downstairs cloak room, useful Cellar space and on street permit parking.

The accommodation is exceptionally light and airy throughout and flows particularly well, enjoying excellent living and entertaining space which was thoughtfully created and extended by the current homeowner. Accessed from the hallway is the downstairs cloakroom and cellar together with the main reception areas. The principal living space is located at the rear of the property where there is a stunning open-plan kitchen/dining/family room, which certainly is the 'hub-of-the-house'. The bespoke kitchen comprises a stainless steel Neff hob with back splash and Neff double oven, together with an integral dishwasher, washing machine and fridge freezer. The kitchen cupboards are hand-made, completing the charming feel of this home. There is the benefit of a breakfast bar, which connects nicely with the dining/family area, which extends out onto the courtyard style garden. You will be impressed by the glass roof extension together with the Oak beams in this room, which floods light in all year round. To the front of this home you will find the traditionally elegant sitting room, which certainly impresses with the fitted wood burning stove, solid wood flooring, period coving and architraves and handmade shelving and storage cupboards.

From the hallway you will follow a set of stairs down to the Cellar, which has an open brick surround fireplace with storage fitted to one side. There are gorgeous white wooden beams on the ceiling, and this room is centrally heated with a window to the front of the property.

Upstairs there are two double bedrooms, both of which benefit from handmade built in wardrobes. There is also a four piece bathroom suite which has been attractively fitted with a Jacuzzi bath and double shower.

The property has on street permit parking on a quiet residential road, with a good-sized rear garden with bespoke shed. The garden has been designed with low maintenance in mind interspersed with patio and areas with well stocked planting to create a tranquil and private courtyard style space. The front of the property has a gate that opens to a path leading to the front door.



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APPROXIMATE GROSS INTERNAL AREA = 90.1 SQ M / 970 SQ FT
 CELLAR = 15 SQ M / 161 SQ FT
 TOTAL = 105.1 SQ M / 1131 SQ FT



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.
 CREATED BY EMZO MARKETING (ID802897)
 PRODUCED FOR HAMILTON PARKERS

This home is perfectly positioned within Southampton an exciting, thriving city in an incredible location. While within easy reach of London by Southampton Central Rail Station(0.48 miles) or road (M3 accessed via the avenue 3.43 miles), it also boasts all manner of amenities including two fantastic universities, an airport, ferry port, cruise port, two large shopping centres, independent stores, theatres, galleries, cinemas, green spaces such as Southampton Common which has over 300 acres of parkland. The area also boasts several restaurants, cafes and independent shops. There is something for everyone to see and do.

Services:

Mains gas, electricity, water and drainage.

General information:

EPC rating C.

Council Tax Band: D

**For more information call Ella on
 0333 577 8116 ext 1004**