



Heath Road, Locks Heath, Southampton

Guide price £600,000



An exceptional character cottage

With current planning consent to custom build a detached family home extending to in excess of 2000 sq ft

Lounge, dining room and conservatory

Contemporary kitchen and separate utility room

Three bedroom and modern family bathroom

Off road parking for two/ three vehicles

Highly regarded road within close proximity to the Locks Heath Centre

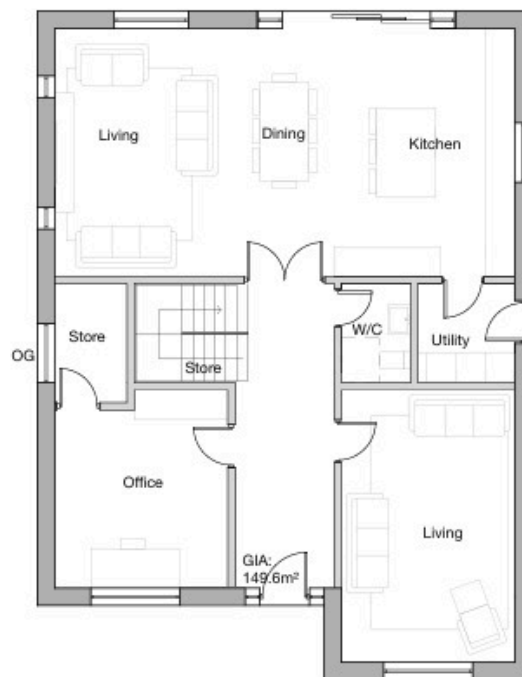
Also within walking distance of the local schools

Set within a desirable residential area, this delightful three-bedroom semi-detached cottage presents an exceptional opportunity for families, investors, and those with an eye for development. Occupying a substantial plot, the property not only offers an immaculately presented home but also comes with full approved planning consent to build a detached family residence of over 2,000 sq ft at the rear—a rare chance to create an additional dwelling in this coveted area (for further details, <https://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.aspx?reference=P/25/0417/FP&uprn=100060366614> ).

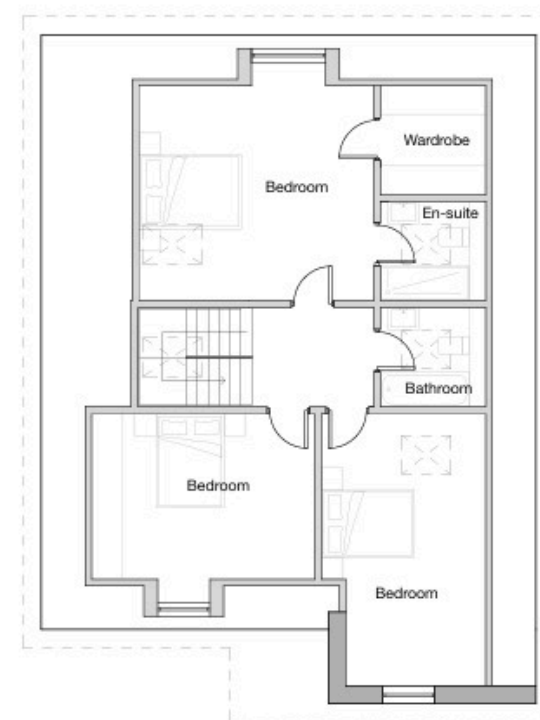
The charm of the existing cottage is immediately apparent, greeting you with a warm and welcoming façade. The accommodation inside is thoughtfully laid out for versatile family living. The hub of the home is a sleek, contemporary kitchen, cleverly designed to maximise both storage and workspace, ideal for the keen home cook or busy family routines. An adjoining utility area and a downstairs WC enhance everyday convenience. Upstairs, the property offers three bedrooms alongside a stylish family bathroom, all finished with an eye for comfort and practicality.

Outside, the generous garden not only creates a safe space for play and leisure, but also serves as the foundation for your grand design aspirations, given the approved planning permission at the rear. There is ample space for outdoor entertaining and family activities, framed by established borders and providing a sense of privacy.

Opportunities to acquire such a versatile property, with scope to further enhance and develop, are exceptionally rare.



**PROPOSED GROUND FLOOR PLAN**



**PROPOSED FIRST FLOOR PLAN**

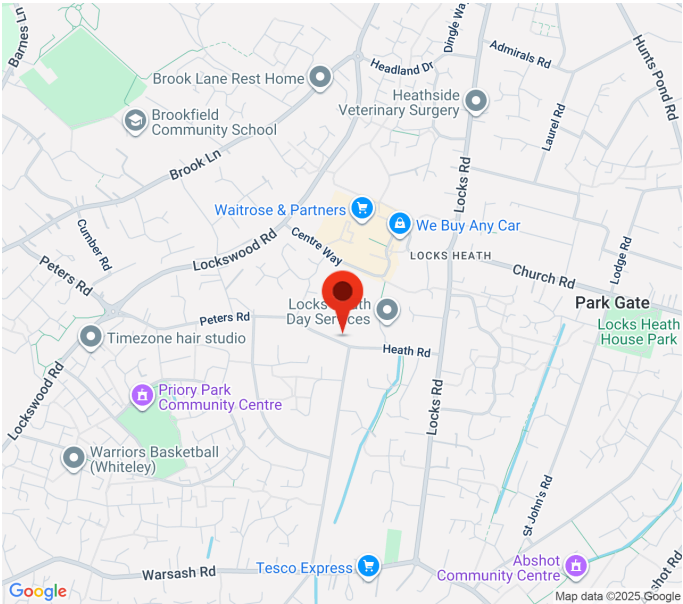




Floor Plan



Area Map



Energy Performance Graph



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