



ESTABLISHED 1900

320 Hill Lane, Upper Shirley, Southampton, Hampshire, SO15 7NW

*Country & Individual Homes*



320 Hill Lane  
Upper Shirley  
Southampton  
Hampshire  
SO15 7NW

4 bedrooms  
Freehold

*Offered for sale with no forward chain, this detached family home is situated adjacent to Southampton Common in the popular Upper Shirley district.*



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**DESCRIPTION:**

The property is in need of modernisation and the accommodation comprises; entrance porch, entrance hall, ground floor shower room and w.c., bay fronted sitting room, separate dining room and kitchen/breakfast room. On the first floor there are four bedrooms as well as the family bathroom. Externally, there is off road parking, an attached garage and a fully enclosed private rear garden with the benefit of a westerly aspect.

**LOCATION:**

Upper Shirley continues to be one of the city's most well regarded residential locations and is conveniently located for both Southampton general hospital and Southampton University. The property is situated adjacent to Southampton common which benefits from over three hundred acres of open parkland and is conveniently located for educational needs with a variety of schooling nearby including King Edward VI Independent School and Tauntons Sixth Form College. There is a wide range of shopping facilities in Southampton City Centre as well as excellent travel connections with the M3 and M27 motorways nearby. There is a variety of shopping facilities locally including M&S Food Hall on Winchester Road. More comprehensive shopping facilities can be found on Shirley High Street and in the city centre.



**ENTRANCE PORCH:**

Windows to front and side aspects. Tiled flooring. Door to:-

**ENTRANCE HALL:**

Window to front aspect. Picture rail. Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to all rooms.

**GROUND FLOOR SHOWER ROOM:**

Obscure glass window to side aspect. Wash basin, low level flush w.c. and tiled shower cubicle. Radiator.

**SITTING ROOM:**

Bay window to front aspect. Picture rail. Feature fireplace with inset living flame gas fire. Three radiators.

**DINING ROOM:**

Bay with double glazed windows. Double glazed French doors opening onto rear garden. Picture rail. Two radiators.

**KITCHEN/BREAKFAST ROOM:**

Windows to side and rear aspect. Single drainer sink unit with mixer tap and cupboard under. A range of eye level and base mounted units. Wall mounted boiler. Heated towel rail. Space for cooker and fridge/freezer. Space and plumbing for dishwasher. Door to:-

**REAR PORCH:**

Double glazed window to side aspect. Double glazed door opening onto rear garden. Space and plumbing for washing machine.

**FIRST FLOOR LANDING:**

Obscure glass window to side aspect. Picture rail. Loft hatch. Linen cupboard. Doors to all rooms.

**BEDROOM ONE:**

Bay window to front aspect. Picture rail. Wash basin. Three radiators.

**BEDROOM TWO:**

Double glazed bay window to rear aspect. Picture rail. Radiator.

**BEDROOM THREE:**

Window to front aspect. Picture rail. Radiator. Built-in storage cupboard.



*“Situated adjacent to Southampton Common in the popular Upper Shirley district”*

**BEDROOM FOUR:**

Double glazed window to rear aspect. Picture rail. Radiator. Built-in wardrobe. Airing cupboard housing hot water tank.

**FAMILY BATHROOM:**

Double glazed obscure glass window to side aspect. Panel enclosed bath, wash basin and low level flush w.c. Radiator. Part tiled walls.

**OUTSIDE:**

The front garden is enclosed by low fencing. Block paved driveway providing access to the attached garage. Block paved path to main entrance door. The garden is principally laid to lawn with established flower and shrub borders.

**ATTACHED GARAGE:**

Windows to side and rear aspects. Double doors to front and personal door to rear. Loft hatch providing access above. Power and light.

The rear garden is fully enclosed and has the benefit of a westerly aspect. The garden is principally laid to lawn with borders populated with a wide variety of mature plants, shrubs and small trees. Block built garden shed. Gated pedestrian access to the front of the property.

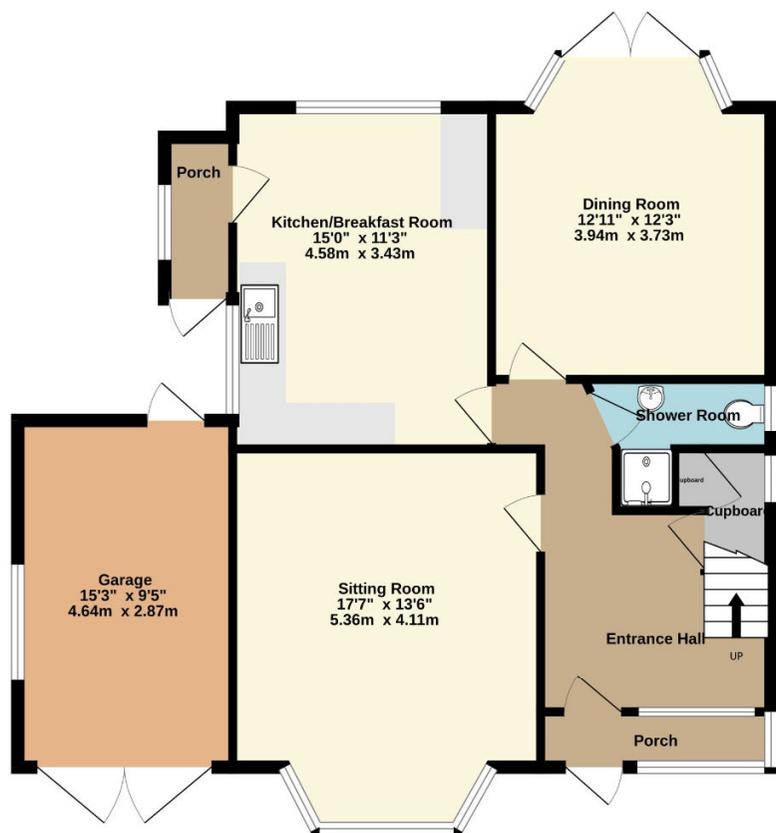
**DIRECTIONS:**

From Pearsons office in London Road proceed into Carlton Crescent. Turn right at the end of the road. At the traffic lights, turn left onto Archers Road. Continue to the next set of traffic lights, turn right onto Hill Lane. Continue for some distance, over the mini roundabout, through the traffic lights and past the Bellemoor Tavern. Number 320 can be found on the left hand side as indicated by a Pearsons for sale board.

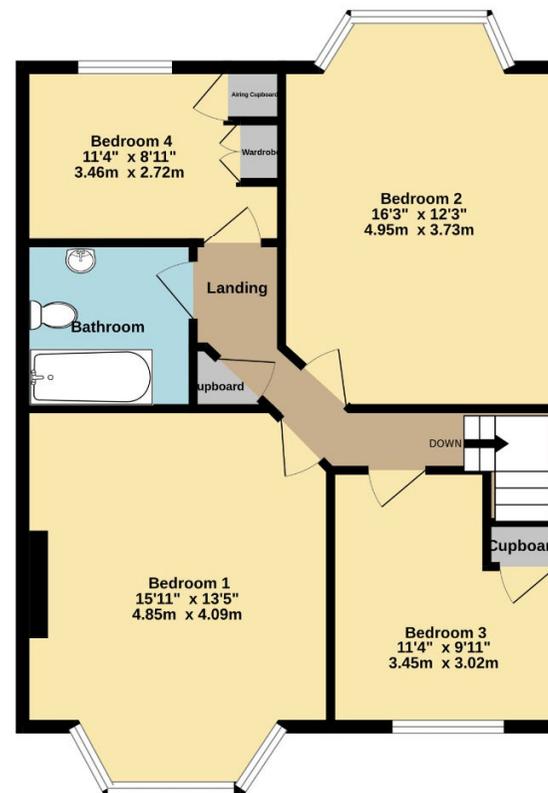




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Services**

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

**Council Tax**

Southampton City Council  
BAND: E  
CHARGE: £2,770.09  
YEAR: 2025/2026

**Reference**

S8647/SD/240425/D1

Viewings are by prior appointment with Pearsons Southampton – call 023 8023 3288.

Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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