





49 The Avenue
Southampton
Hampshire
SO17 1XQ

5 bedrooms
Freehold

Occupying a superb position within this designated conservation area, this handsome detached Italianate double bay fronted Victorian Villa, dates back to 1879 and is finished in Beaulieu White brick.



ESTABLISHED 1900



DESCRIPTION:

The impressive accommodation has a grand reception hall, drawing room and separate lounge. In addition there is a separate study, utility room as well as a re-fitted kitchen/breakfast room and separate conservatory/dining room. In addition the cellar provides useful storage. The ground floor also provides a bathroom and separate w.c. The first floor continues to impress with five double bedrooms, contemporary bathroom and additional shower room. The property offers a number of stand out character features to include Carrera marble fireplaces, superbly preserved ornate coving, deep skirting boards and sash windows.

LOCATION:

This property occupies an exceptionally convenient location on The Avenue being to the north of Bedford Place and the city centre shopping facilities are a short walk away. To the north can be found Southampton University and Southampton's Common with its 326 acres of open parkland and is ideally located to provide the ability to walk into the city centre and the surrounding locations. Local bus services provide easy access to Winchester, Southampton airport and the central train station.

STORM PORCH:

Impressive entrance door finished with leaded and stained painted glazing leading to:-

RECEPTION HALL:

Clerestory type window with leaded glazed and stained painted finish providing additional ambient natural light. Deep skirting boards. Radiator. Dado rail. Impressive staircase with alternate barley twist and square balusters rising to first floor landing. Feature coving. Under stairs door leading to cellar area.

LOUNGE:

Ornate detailed coving, with picture rail. Smooth plastered ceiling. Dado rail. Feature sash bay window to front elevation providing significant light. Two radiators. Feature fireplace with Carrera Italian marble surround with tiled hearth and back drop and open working fire. Recessed lighting.

DRAWING ROOM:

Feature fireplace with tiled back drop. Two radiators. Sash windows forming bay to front elevation providing a high degree of natural light. Rustic oak Karndean flooring. Deep skirting boards. Detailed ornate coving with picture rail. Fitted shelving.



STUDY:

Sash window to rear elevation. Built-in cupboard and Welsh dresser. Karndean flooring. Timber mantle shelf and surround. Picture rail. Radiator. Door leading to drawing room. Further door leading to:-

UTILITY ROOM:

Single drainer stainless steel sink unit. Suitable space and plumbing for automatic washing machine and tumble dryer. Sash window. Karndean flooring. Fitted linen cupboard with louvre doors and separate boiler cupboard housing Worcester central heating condensing boiler and hot water tank. Extractor fan. Tiled splash backs to worktop surfaces.

KITCHEN/BREAKFAST ROOM:

Fitted range of eye and base level oak units with six burner Range style oven, with externally vented extractor hood over with wooden surround and brick formed arch. Granite work surfaces with integrated drainer and under laid sink. Karndean flooring. Radiator. Tiled splash back to worktop surfaces. Integrated dishwasher. Double doors leading to conservatory. Down lighters to worktop surfaces.

CONSERVATORY:

Of hardwood double glazed construction with insulated floor and cavity wall. Radiator. The double glazed roof has anti sun finish. Karndean flooring. Power and light available. Double doors leading to rear lobby area which can be opened to form an L-shaped conservatory area, ideal for entertaining.

INNER LOBBY:

Radiator. Dado rail. Door and leaded stained glass window leading to rear lobby/conservatory extension.

DOWNSTAIRS BATHROOM:

Panelled bath and shower over, vanity hand basin. Obscure glazed window. Chrome finish ladder style/towel rail radiator combination. Karndean flooring.

SEPARATE W.C:

Low level w.c. and vanity hand basin. Marble worktops. Smooth plastered ceiling. Obscure glazed window. Karndean flooring. Recessed spotlights.

REAR LOBBY:

Double glazed hardwood construction with windows and door leading to rear elevation. Double doors lead into the conservatory. Karndean flooring. Coir matting. Radiator.

CELLAR:

Accessed via the under stairs area this useful space benefits from lighting providing an ideal area for storage and also houses gas and electric meters.

FIRST FLOOR LANDING:

Split level in design with stained and patterned glazed window to rear elevation. Dado rail. Two radiators. Coved ceiling. Access to roof space provided by fitted loft ladder. The loft space benefits from being well insulated with storage boarding and light available. Fitted cupboard houses the consumer unit.

BEDROOM ONE:

Secondary double glazed sash window to front elevation. Coved ceiling. Picture rail. Two radiators. Carrera marble fireplace with tiled back drop and three wall light points.

BEDROOM TWO:

Italian Carrera marble fireplace with tiled back drop. Coved ceiling. Secondary double glazed sash window. Picture rail. Built-in wardrobes. Wall light above fireplace.

BEDROOM THREE:

Picture rail. Particularly high ceiling measuring 3.45 meters high. Radiator. Sash window. Feature fireplace with cast iron fire back. Two wall light positions.

BEDROOM FOUR:

Feature fireplace with wood surround and cast iron back. Sash window. Picture rail. Smooth plastered ceiling. Wall light.

BEDROOM FIVE:

Sash window. Radiator. Picture rail.



“This delightful Victorian villa dates back to 1879 and offers a wealth of character and charm”

BATHROOM:

Fitted contemporary suite comprising panelled bath with separate rainfall style shower and remote Mira operating controls with shower enclosure benefiting from folding screen, mosaic tiled finish, circular sink mounted on a marble finish wash stand with mixer tap fitting. Painted dado boarding. Karndean flooring. Chrome finish ladder style/towel rail/radiator combination. Picture rail.

SHOWER ROOM:

Three piece suite comprising; quadrant style shower with power shower, low level w.c. and vanity hand basin. Access to fully insulated rear loft. Obscure glazed sash window. Chrome finish towel rail/radiator/ladder style combination. Karndean flooring.

OUTSIDE:

To the front of the property are bespoke architect designed galvanised steel railings set in brick piers with saddleback coping above low brick wall and gated access leading to the front and side areas. The front garden is finished with brindle brick paviour and is finished in a courtyard style with a variety of established shrubs and trees and fence enclosures to both elevations. Side pedestrian access leading to the rear garden.

At the rear there is an attached bicycle store which benefits from separate lighting. To rear of the property is a brick built garden store which provides useful storage area with window to rear elevation and power and light available. Formally understood to the servant's entrance to the main property.

The rear garden is laid to patio and lawn style with raised brick finished planters with brick walling to the perimeter as well as fencing to the perimeter. Five outside lights, some of which are sensor controlled and some are operated manually. There are a variety of trees situated in the grounds to include magnolia, holly tree, mountain ash and laburnum tree. In addition there is a pergola area. Two outside tap facilities. Courtesy pedestrian gate leading to the rear of the property.

DOUBLE GARAGE:

Cavity wall double garage with pitched roof. The garage benefits from a remotely operated electrically powered up and over door with power and lighting available. Garage is accessed via a remote operated gate to the mews courtyard.

DIRECTIONS:

Continue along The Avenue away from the city centre and the property will be found on the right hand side.





49, The Avenue, SO17 1XQ

Approximate Gross Internal Area = 238.0 sq m / 2562 sq ft

Cellar = 15.2 sq m / 164 sq ft

Outbuildings = 34.3 sq m / 369 sq ft

(Including Garage / Excluding Bike Shed)

Total = 287.5 sq m / 3095 sq ft



PRODUCED FOR PEARSONS ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.

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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: G

CHARGE: £3,777.40

YEAR: 2025/2026

Reference

S8740/LT/010925/D1

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

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Country & Individual Homes

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