



ESTABLISHED 1900

Oakwood House, 12 Bassett Heath Avenue, Bassett, Southampton, SO16 7FY

Country & Individual Homes



Oakwood House
12 Bassett Heath Avenue
Bassett
Southampton
SO16 7FY

4 bedrooms
Freehold

Located in one of Southampton's premier locations, this imposing detached character home offers both spacious and versatile accommodation which has been subject to notable improvement by the current owner and yet still offers scope for further enhancement.



ESTABLISHED 1900



DESCRIPTION

Originally built as a four bedroom family home the accommodation can still be arranged with four bedrooms over two floors whilst still retaining three separate reception rooms and spacious conservatory with the rare and unusual feature of an impressive 28' 2" x 12' 9" recreation/games room which has a number of additional uses including home cinema or gymnasium. Prospective purchasers should be aware that the property also has the advantage of a substantial detached double garage as well as additional attached utility room. Subject to necessary planning and building regulations approval, these outbuildings could be converted to provide an annexe style facility or home office. The improvements made by the current owner have blended seamlessly with the original character which includes most attractive leaded light windows as well as wood panelling in some of the rooms and a delightful focal fireplace with open hearth and oak mantle over. This highly individual character home has only been enhanced and improved by the current owners sympathetic program of improvement and must be personally inspected in order to appreciate the quality and presentation of accommodation on offer.

LOCATION

Oakwood House occupies a convenient and much favoured position within Bassett itself continuing to be one of Southampton's most popular locations, situated approximately three miles north of the city centre. Local residential amenities include Southampton Sports Centre and two Golf Courses. Bus services from The Avenue into the city centre and the M27 and M3 motorway links connecting with the Solent's south coastal regions are within comfortable travelling distance.

RECEPTION HALL

Immediately upon entering the property the elegantly appointed reception hallway provides an impressive introduction to this individual family home. To the front elevation is a feature oak framed lead light panel with charming window seat. Smooth plastered ceiling. Picture railing. Double glazed composite entrance door. Radiator. Beautifully preserved and finished oak wood flooring. Radiator. Spiral staircase leads to the lower ground floor. Fine wood panelled staircase rises to the first floor landing.

GROUND FLOOR CLOAKROOM

Low level w.c. and hand basin with vanity unit providing cupboard storage under. Wood panelling to wall surfaces. Radiator. Oak flooring to complement the reception hall. Two leaded light windows to front elevation.

SITTING ROOM 17' 4" (5.28m) x 13' 5" (4.09m):

A most elegantly appointed triple aspect room with secondary leaded light double glazed windows to front and side elevations with multi paned internal Georgian style doors leading to the dining room. The room centres around a feature brick fireplace with open hearth and substantial and imposing wooden mantle over. The partial wood panelling to wall surfaces enhance and complement the character of this home. Double radiator situated beneath the primary window. Further door leads to:-

STUDY 8' 10" (2.69m) x 6' 5" (1.96m):

Benefiting from a triple aspect giving a high degree of natural light. The property benefits from windows to three elevations. Smooth plastered ceiling. Radiator.

DINING ROOM 12' 11" (3.9m) x 9' 11" (3.0m):

Approached via the sitting room or kitchen/breakfast room, this substantial room benefits from oak wood flooring. Smooth plastered ceiling and recessed lighting. Radiator. Double glazed multi paned double doors leading to rear garden. The stable style door leads through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 16' 6" (5.03m) x 15' 11" (4.85m):

Finished in a delightful farm house style and offers a comprehensive range of eye and base level units with substantial fitted dining area. There are further glazed display cabinets as well as inset one and a half bowl single drainer stainless steel sink unit with swan neck chrome finish mixer tap fitting. Built-in five burner gas hob with extractor hood over. Integrated oven/grill. Tiled flooring. Radiator. Partly tiled wall surfaces. Leaded light secondary double glazed

CONSERVATORY 22' 8" (6.91m) x 11' 5" (3.5m):

The substantial conservatory is of brick and double glazed construction and offers delightful views over the rear garden. Power and light are available as well as fitted ceiling fan and the radiator ensures that this room can be used year round for all purposes.

BEDROOM FOUR/DINING ROOM 17' 5" (5.31m) x 13' 5" (4.09m):

Currently being used as a bedroom it may also be possible to gain access to the downstairs cloakroom and create a "Jack and Jill" style en suite w.c. A delightful room with window to front elevation as well as internal window borrowing natural light from the conservatory. Two radiators.

LOWER GROUND FLOOR

BASEMENT ROOM 28' 2" (8.59m) x 14' 9" (4.50m):

Exposed stone walling to two elevations as well as exposed brick work to two other elevations. Range of dimmer operated lighting. Corner bar unit. Radiator. This room could offer a number of alternative uses, subject to the necessary consents.

FIRST FLOOR LANDING

Wood panelling to wall surfaces. Window to rear elevation overlooking the rear garden and possible space for study/desk area. Cupboard housing hot water tank with shelving. Radiator.

MASTER BEDROOM 17' 8" (5.38m) x 13' 5" (4.09m) widening to 13' 9":

Triple aspect room. Secondary double glazed leaded light windows to front and side elevation and leaded light double glazed door leading to balcony area overlooking the rear garden. Two radiators. L-shaped range of fitted wardrobes providing useful hanging and shelf storage with additional cupboards over.

EN-SUITE SHOWER ROOM

Three piece suite comprising; shower cubicle with shower over, pedestal wash hand basin and low level w.c. Tiled wall surfaces. Tiled flooring. Large fitted mirror. Extractor fan. Radiator.



"The delightful gardens approach one fifth of an acre and provide the perfect setting for this highly individual family home"

BEDROOM TWO 17' 7" (5.36m) x 13' 5" (4.09m):

Dual aspect room with secondary double glazed windows to front and rear elevations. Two radiators.

EN-SUITE SHOWER ROOM

Shower cubicle with shower and tiled surround, pedestal wash hand basin and low level w.c. Partly tiled wall surfaces. Extractor fan.

BEDROOM THREE 13' 6" (4.11m) x 9' 7" (2.92m):

Secondary double glazed leaded window to front elevation. Radiator. Access to:-

EN-SUITE SHOWER ROOM

Three piece suite comprising; shower cubicle with tiled enclosure and shower, low level w.c. and hand basin. Window to front elevation. Tiled flooring. Fitted mirror.

FAMILY BATHROOM

Spacious room offering a comprehensive suite comprising; wood panel bath, His & Hers pedestal wash hand basins with mirrors over, corner shower cubicle with tiled enclosure and shower and low level w.c. Built-in toiletry cupboard with access to airing cupboard. Window to rear elevation. Partly tiled wall surfaces. Radiator. Fitted heated towel rail.

OUTSIDE

Set in mature grounds on a plot approaching one fifth of an acre, the property is approached by a pedestrian path, centrally located and natural mature foliage provides a high degree of seclusion. The current owners have enhanced the parking with the installation of a driveway which provides additional and more convenient parking to the property. The dropped kerb on this driveway is due to be completed imminently. Accessed via a shared driveway is a further private driveway which gives further parking as well as pedestrian access to the rear garden and access to the detached double garage.

DETACHED DOUBLE GARAGE 20' 3" (6.17m) x 20' (6.10m):

The double garage is part of a complex of outbuildings which includes a separate utility and gardeners w.c. with useful shed. The garage is accessed via an automated electric up and over door with a pitched tile roof providing additional useful storage and the utility offers partially glazed door, suitable space for washing machine as well as sink. In addition there is also a low level w.c. Tap facility and power and light available with courtesy window and door to side elevation.

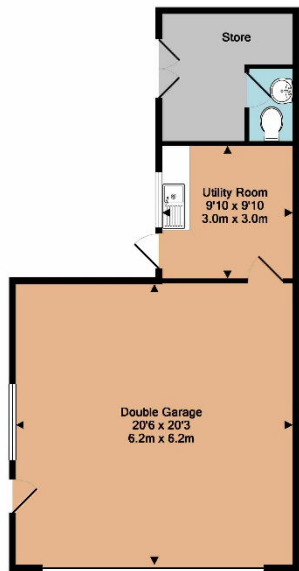
AGENTS NOTE

Prospective purchasers will no doubt appreciate the opportunity that the garage may also be converted into an annexe style facility or home office, subject to the necessary planning consents and building regulation approval.

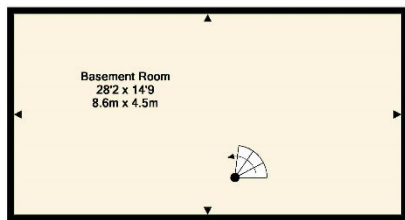
The rear garden is a particular feature and is particularly well maintained with a wide range of mature trees and hedging providing a high degree of natural seclusion. Neatly trimmed lawn providing superb back drop with an extensive patio, partially enclosed by dwarf brick walling providing the ideal area for alfresco dining. Outside sensor controlled lighting as well as a useful workshop which can be found attached to the rear of the utility room which benefits from a separate gardeners w.c.



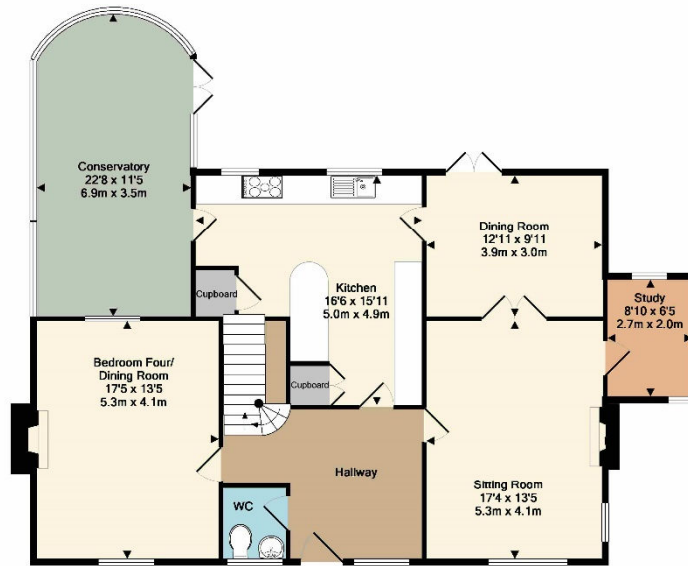




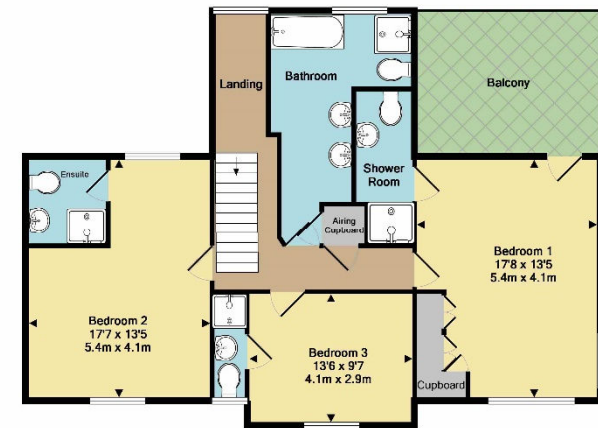
Garage And Utility Rooms
Approx. Floor
Area 604 Sq.Ft.
(56.1 Sq.M.)



Basement Level
Approx. Floor
Area 418 Sq.Ft.
(38.6 Sq.M.)



Ground Floor
Approx. Floor
Area 1324 Sq.Ft.
(123.0 Sq.M.)



1st Floor
Approx. Floor
Area 887 Sq.Ft.
(82.4 Sq.M.)

Total Approx. Floor Area 3231 Sq.Ft. (300.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items is 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.
Made with Metropix 02018

Services

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

Council Tax

BAND: F
CHARGE: £2,606.78
YEAR: 2019/2020

Reference

S7247/LT/100919/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.



ESTABLISHED 1900

Country & Individual Homes

*Pearsons Estate Agents, 58-60 London Road, Southampton, Hampshire SO15 2AH
023 8023 3288 southampton@pearsons.com www.countryandindividualhomes.com*