



ESTABLISHED 1900

39 Bassett Avenue, Bassett, Southampton, SO16 7DP
Country & Individual Homes



39 Bassett Avenue
Bassett
Southampton
SO16 7DP

5/6 bedrooms
Freehold

A substantial detached family home located in the heart of Bassett and offering spacious and adaptable accommodation arranged over two floors.



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DESCRIPTION

The grounds extend to approximately one fifth of an acre and are approached by remotely operated electric gates. A welcoming reception hallway provides access to the properties principal reception rooms which consist of a generous 17'8 Sitting Room and 18'5 Dining Room. This impressive family home centres around a superbly appointed 19' Kitchen/breakfast room with substantial island feature which creates a natural hub for this highly individual period property. In addition there is further ground floor bedroom which could be used as an additional reception room with associated shower. The first floor offers FIVE bedrooms the master of which has the advantage of an ensuite shower room which is complemented with a refitted family bathroom. In addition the property offers the unusual facility of a substantial detached outbuilding which measures 38'10 x 25'5 and is currently being used as a GYM/GAMES ROOM. The grounds offer ample parking for numerous vehicles and the location of the property affords easy access to the city centre, motorway and travel links and the many recreation facilities nearby.

LOCATION

Bassett Avenue is situated in one of the city's premier residential locations being within Hollybrook School catchment and close to local post office, banks, super market and bus services to the city centre. The Lloyds register buildings, Nuffield Theatre and Turner Simmonds concert hall are also close by as is Southampton General Hospital and Southampton University. Recreational facilities are available at the Sports Centre and Southampton Common and there is easy access to the M27 and M3 motorway connections as well



as Southampton mainline railway station, airport and cruise terminal.

ENTRANCE HALL

Tiled flooring. Radiator. Double glazed window to front elevation. Double glazed front door. Stairs to first floor. Picture rail. Coved ceiling.

CLOAKROOM

Close coupled w.c. and vanity unit with inset sink and cupboards under. Fully tiled walls. Tiled flooring. Heated towel rail. Double glazed window to side elevation.

SITTING ROOM 17' 8" (5.38m) x 14' (4.27m):

Double glazed bay window to front elevation. Coved ceiling. Two radiators. Television point.

DINING ROOM 18' 5" (5.61m) x 12' 8" (3.86m):

Double glazed door to side elevation. Double glazed window to rear elevation. Double glazed double doors to rear garden. Tiled flooring with under floor heating. Coved ceiling.

KITCHEN 19' (5.79m) x 12' 2" (3.71m):

Re-fitted with a range of wall and floor units with worktops over. Single drainer single bowl sink unit with mixer tap and additional vegetable sink. Space and plumbing for American style fridge/freezer. Double glazed window to rear elevation. Double glazed window to side elevation. Double glazed doors to rear garden. Tiled flooring. Integrated dishwasher. Half tiled walls. Island unit. Two ring gas hob. Space for range style oven. Built-in breakfast bar. Door to:-

UTILITY ROOM 7' 9" (2.36m) x 5' 5" (1.65m):

A range of wall and base units. Single drainer stainless steel sink unit. Cooker pont. Double glazed door to garden. Tiled flooring.

BEDROOM SIX/THIRD RECEPTION ROOM 12' 1" (3.68m) x 8' 9" (2.67m):

Tiled flooring with under floor heating. Double glazed window to side elevation. Double glazed double doors to front elevation.

SHOWER ROOM 7' 10" (2.39m) x 3' 9" (1.14m):

Pedestal wash hand basin, close coupled w.c. and shower unit. Extractor fan.

FIRST FLOOR LANDING

Double glazed lead light window to side elevation. Coved ceiling. Access to loft. Airing cupboard housing lagged hot water tank.

MASTER BEDROOM 12' 8" (3.86m) x 11' 7" (3.53m):

Double glazed window to rear elevation. Double radiator. Door to:-

EN-SUITE SHOWER ROOM

Re-fitted suite with double shower cubicle, concealed cistern w.c. and wash hand basin with cupboards under. Heated towel rail. Tiled walls. Double glazed window to side elevation. Tiled flooring.



“A beautifully appointed detached period home located in one of Southampton’s most well favoured locations “

BEDROOM TWO 15' 6" (4.72m) x 13' 11" (4.24m):
Double glazed bay window to front elevation. Single radiator.
Two triple built-in wardrobes. Coved ceiling.

BEDROOM THREE 20' 3" (6.17m) x 9' 3" (2.82m):
Dual aspect with double glazed window to front elevation. Double
glazed window to rear elevation. Single radiator.

BEDROOM FOUR 12' 5" (3.78m) x 10' 4" (3.15m):
Double glazed window to rear elevation. Coved ceiling. Radiator.

BEDROOM FIVE 8' 6" (2.59m) x 7' 4" (2.24m):
Double glazed window to front elevation. 'Worcester' gas boiler.
Radiator.

BATHROOM

Re-fitted suite comprising: panelled bath with shower unit and
screen, concealed cistern w.c. and wash hand basin in vanity unit
with cupboard under. Tiled flooring. Double glazed window to
rear elevation. Fully tiled walls. Heated towel rail.

OUTSIDE

The property stands in mature grounds that approach one fifth of
an acre and are approached via remotely operated electric gates
with security entry system. To the front of the property is a
substantial area that provides ample parking and turning space for
numerous vehicles. Side access leads to the rear garden which is
primarily laid with a shingle finish and leads to the
GYM/GAMES ROOM.

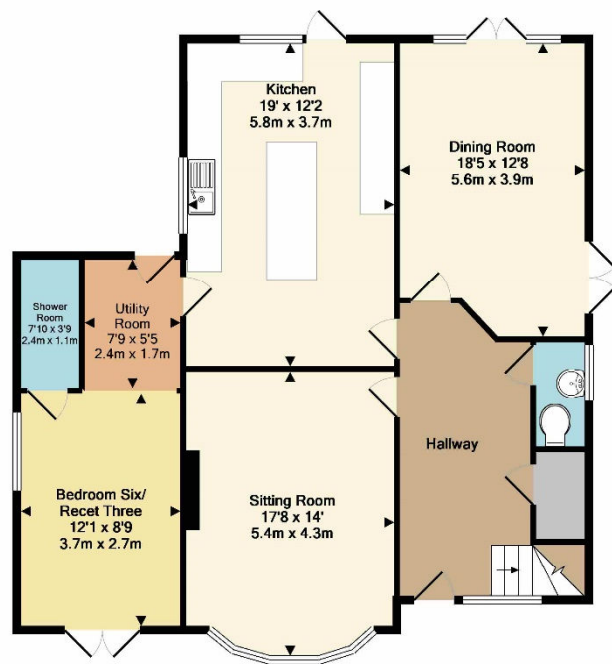
GYM/GAMES ROOM 38'10 (11.8m) x 25'5 (7.7m)

The games room offers natural lighting to three elevations with
double glazed windows and double glazed double doors to front
elevation. There are separate WC facilities to the rear with power
and light available.

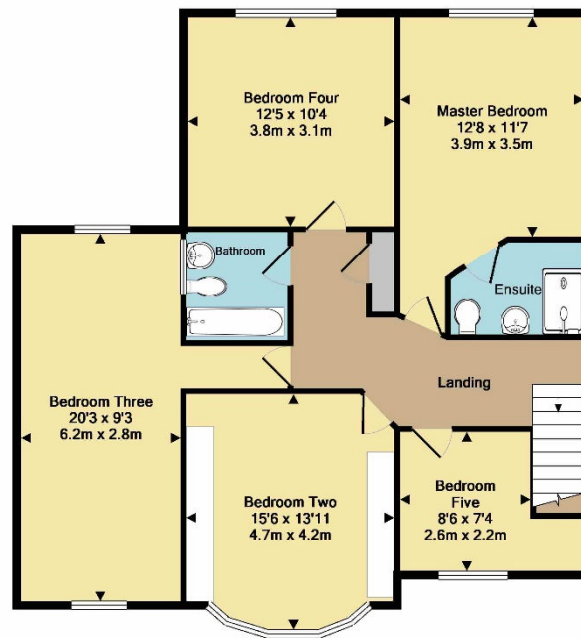
AGENTS NOTE: The owners have installed 11.3 KW solar
panels which either feedback into the national grid or can be
retained for personal use providing a reduction in annual energy
costs.



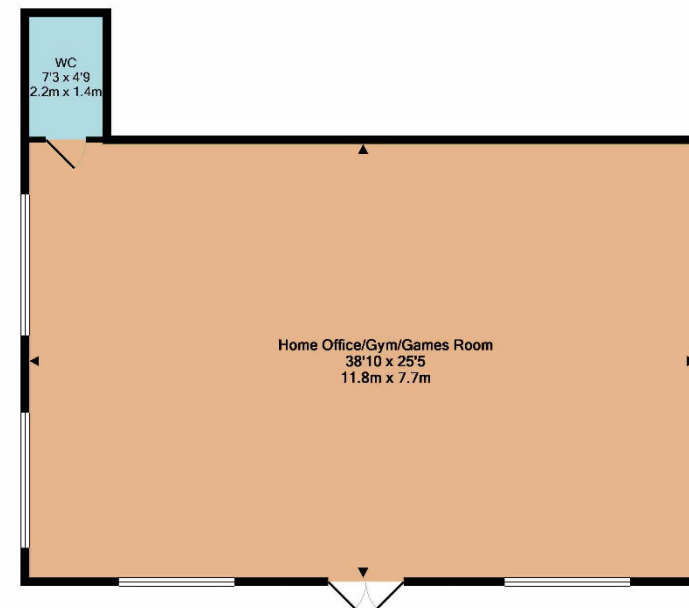




Ground Floor



1st Floor



2nd Floor

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 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

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

S7200/LT/I20719/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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