



WHITE & GUARD



Ardullie Lodge
Moorhill Road
West End
Southampton
Hampshire
SO30 3AW



Ardullie Lodge

Offers In Excess Of £550,000

INTRODUCTION

This three bedroom, semi-detached Georgian home dates back to circa 1830 and originally formed part of one large home. Having been split into two properties in the late 1960's, this characterful home boasts features including high ceilings, picture rails, an open fireplace and a two-way wood burning stove. The accommodation on the ground floor briefly comprises a large, impressive drawing room, dining/family room, well-proportioned kitchen, utility and cloakroom. On the first floor there are three generous size double bedrooms, a bathroom and separate cloakroom.

Outside, there is a large driveway providing ample off road parking, an adjoining garage and a larger than average rear garden. Additional benefits include potential for a rear extension. Drawings available upon request and subject to planning consents.

The property is located in West End and benefits from being close to local shops, schools and amenities, including the Ageas Bowl, David Lloyd Leisure Centre and the M27 motorway links.





INSIDE

The front door opens into the inviting entrance hall, which has been laid to Winchester hardwood flooring, and has stairs leading to the first floor, a two-way wood burning stove, understairs cupboard and doors through to all principal rooms. The beautiful, spacious drawing room has a large bay window to the front, refurbished original wood flooring (which is insulated), an open fireplace with ornate mantle surround and a store area, which is currently being used as a study. The dining/family room offers another view of the two-way wood burning stove and has windows and a door leading out to the rear patio area. The kitchen has windows to the side and rear and has been fitted with a range of wall and base units with a built-in oven and gas hob with extractor over and an integrated dishwasher. A door to the side leads through to the utility room which has windows to the side, space for appliances and a window and door leading outside.

On the first floor landing there is a window to the side, a storage cupboard and access to all first floor rooms. The generous master bedroom has a bay window to the front and a built-in cupboard. Bedroom two overlooks the rear garden and has an airing cupboard, whilst the third bedroom has a feature fireplace, a built-in cupboard with hanging space and an opening leading through to a study area which has a window to the rear. The bathroom comprises a panel enclosed bath, wash hand basin and a window to the side, whilst the adjacent cloakroom has a WC and a window to the side.

OUTSIDE

The property is accessed via a shared driveway which leads onto a private drive for the property, providing ample off road parking and with a lawned area to the side. There is an attached garage and access to the side of the property to the entrance and rear garden. The large rear garden has a paved patio area, leaving the rest of the garden mainly laid to lawn with an additional seating area at the end.

DIRECTIONS

From our office in Hedge End, head south along St Johns Road and at the end turn right into Kanes Hill. At the roundabout take the second exit into Moorhill Road and follow the road along, passing the turning for Telegraph Woods, where the entrance to the property can be found shortly after on the right hand side, with the property being set back from the road.



SERVICES:

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

TENURE:

Freehold

COUNCIL TAX:

Band D - Eastleigh Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

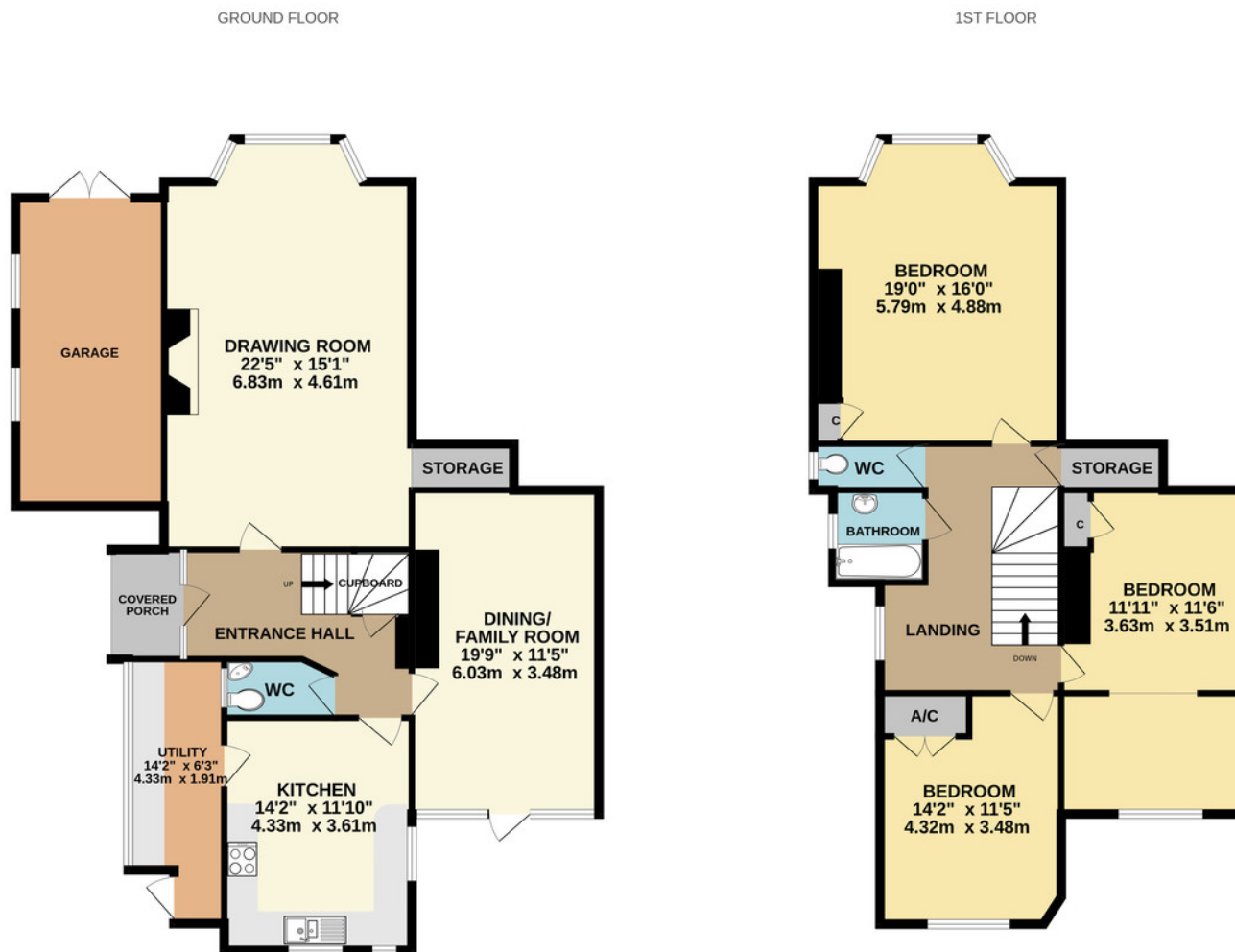
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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