



£485,000
Freehold

15 Station Road, Park Gate
Southampton, Hampshire SO31 7GJ



Quick View

	3 Bedrooms		No Garage
	2 Living Rooms		2 Bathrooms
	Detached Bungalow		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- Flexible accommodation - With two bedrooms plus a snug that could potentially become a third, the layout offers plenty of scope to adapt to changing needs.
- Excellent parking - A generous gravel driveway provides room for several cars as well as larger vehicles such as a motorhome, caravan or trailer.
- Made for entertaining - The kitchen/dining room, conservatory and garden all connect particularly well, creating a sociable home for family gatherings and entertaining.
- Character as well as comfort - Two wood-burning stoves, a gas-fired Aga and a beautifully finished bathroom give the property a warmth and individuality that is hard to replicate.
- Low-maintenance outside space - The hard-landscaped garden is designed to be enjoyed rather than worked on, with several seating areas and a substantial covered space for year-round use.
- Superb everyday convenience - Shops, cafés, pubs, takeaways and Swanwick railway station are all close at hand, making this an exceptionally practical location for day-to-day living.

Description

This substantial detached chalet-style bungalow occupies an exceptionally convenient position on Station Road in Park Gate and offers an impressive amount of flexible living space, both inside and out. The porch opens directly into the snug, a characterful room with its own wood-burning stove. Currently used as a reception room, it could also work as a third bedroom, although buyers may wish to add a partition wall to create a greater sense of separation from the entrance.

At the heart of the kitchen is a gas-fired Aga, complemented by quartz worktops, twin undermounted sinks with Quooker tap, an integrated dishwasher, full-height integrated fridge and freezer and a wonderful pantry cupboard. Wood-style LVT flooring runs through the kitchen and subtle kickboard lighting adds a stylish finishing touch. A water softener is also fitted. The adjoining dining area provides plenty of room for a large table, making this a very sociable space for both everyday living and entertaining, with double doors opening out to the garden. A stable door leads through to the conservatory, which provides another excellent reception area. Practical wood-effect tiled flooring makes it easy to maintain, while the fitted roof blinds are remotely controlled. With doors opening to both the front and rear, it makes an ideal garden room, reading space or simply somewhere to relax and enjoy the outlook.

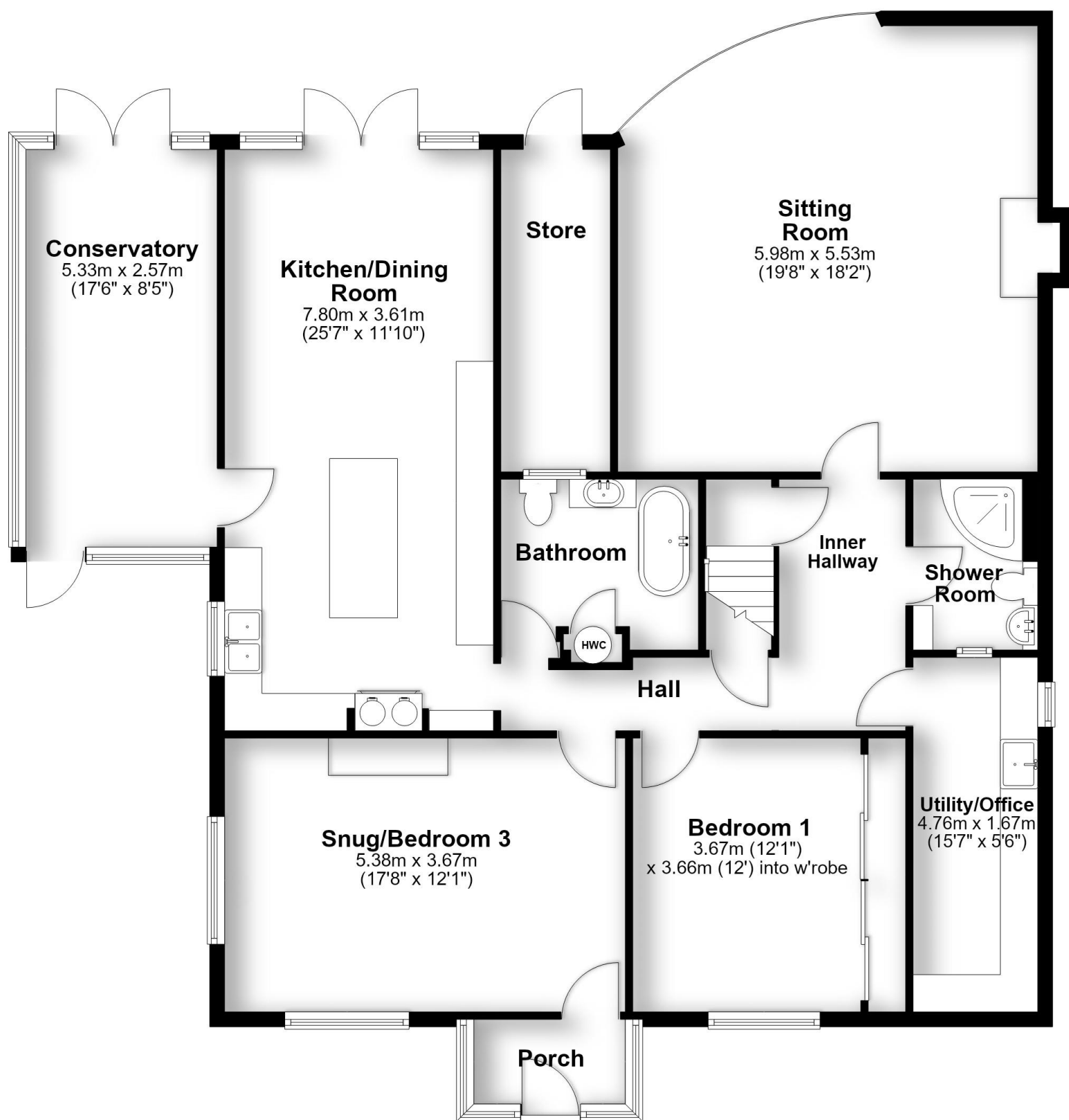
The main sitting room is particularly generous and has ample space for several sofas and additional furniture. A brick fireplace with wood-burning stove creates a strong focal point and adds real warmth and character to the room. The principal ground-floor bedroom is a good-sized double with fitted wardrobes to one wall. A second bedroom is positioned on the first floor, where roof windows bring in plenty of natural light and there is further useful, fitted storage. The bathrooms have been finished to a particularly high standard. With marble-effect tiling, modern features and an eye-catching freestanding slipper bath creating a luxurious feel. The airing cupboard is also located here. A separate shower room provides added convenience for family members or guests. Also on the ground floor is a useful utility room which has been cleverly arranged to double as an office or hobbies room, with fitted desk space and additional storage. The boiler is housed here too.

Outside, the property continues to impress. To the front is a large gravel driveway offering excellent off-road parking, with enough space for several vehicles as well as a motorhome, caravan or trailer. The rear garden has been designed with ease of maintenance in mind. Predominantly hard landscaped, there is no lawn to mow, yet plenty of planting gives the garden colour and interest. A choice of paved and gravelled seating areas provides space to sit out and entertain, while the substantial covered seating area is ideal for enjoying the garden even when the weather is less predictable. Station Road is a relatively busy location, but in return the property enjoys excellent access to Park Gate’s shops, cafés, pubs, takeaways and Swanwick railway station, making this an extremely convenient place to live.

Directions <https://what3words.com/spells.tomato.nodded>

Ground Floor

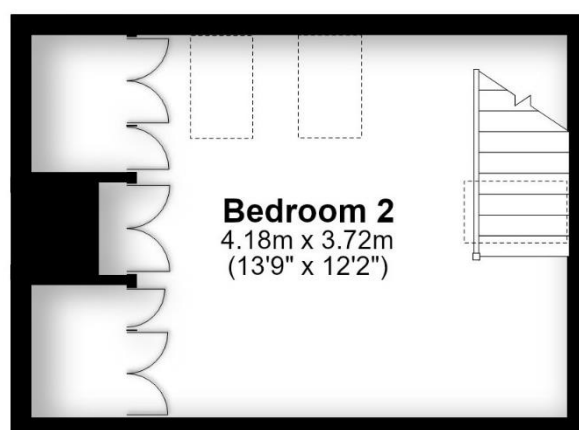
Approx. 142.4 sq. metres (1532.5 sq. feet)
(excluding Store)



Total area: approx. 161.0 sq. metres (1733.4 sq. feet)

First Floor

Approx. 18.7 sq. metres (200.9 sq. feet)



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