



Addison
ESTATE AGENTS



48 Hunts Pond Road, Park Gate, Southampton, Hampshire,
£600,000 Freehold

Montrose is an elegant detached family home dating back to 1910, beautifully blending period character with modern living. Occupying a generous corner plot, it offers spacious and versatile accommodation in one of the area's most convenient locations.

Within walking distance are Park Gate Primary School, local shops, Locks Heath Shopping Centre and a range of cafés and restaurants, while Swanwick railway station, the M27 and the River Hamble are all easily accessible.

The heart of the home is the impressive kitchen/dining/family room, extending across the rear of the property and providing the perfect space for everyday family life and entertaining. Finished with stylish Shaker-style units, integrated appliances and doors opening onto the garden, it creates a bright and sociable living environment.

To the front are two elegant reception rooms, both featuring attractive bay windows, offering flexibility as formal living areas, a dining room, playroom or home office. A separate utility room and ground floor cloakroom complete the downstairs accommodation.

Upstairs are four well-proportioned double bedrooms, including a generous principal bedroom with a contemporary en-suite shower room, together with a modern family bathroom.

Occupying a generous corner plot, the property enjoys a private west-facing rear garden, predominantly laid to lawn and enclosed by mature hedging, creating an excellent space for children, entertaining or simply relaxing outdoors. To the front, a substantial driveway provides parking for multiple vehicles and leads to the garage, offering further storage or potential for conversion, subject to the necessary consents.

Combining generous living space, period charm and an excellent location, Montrose is a superb family home offering the perfect balance of character, practicality and modern convenience.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

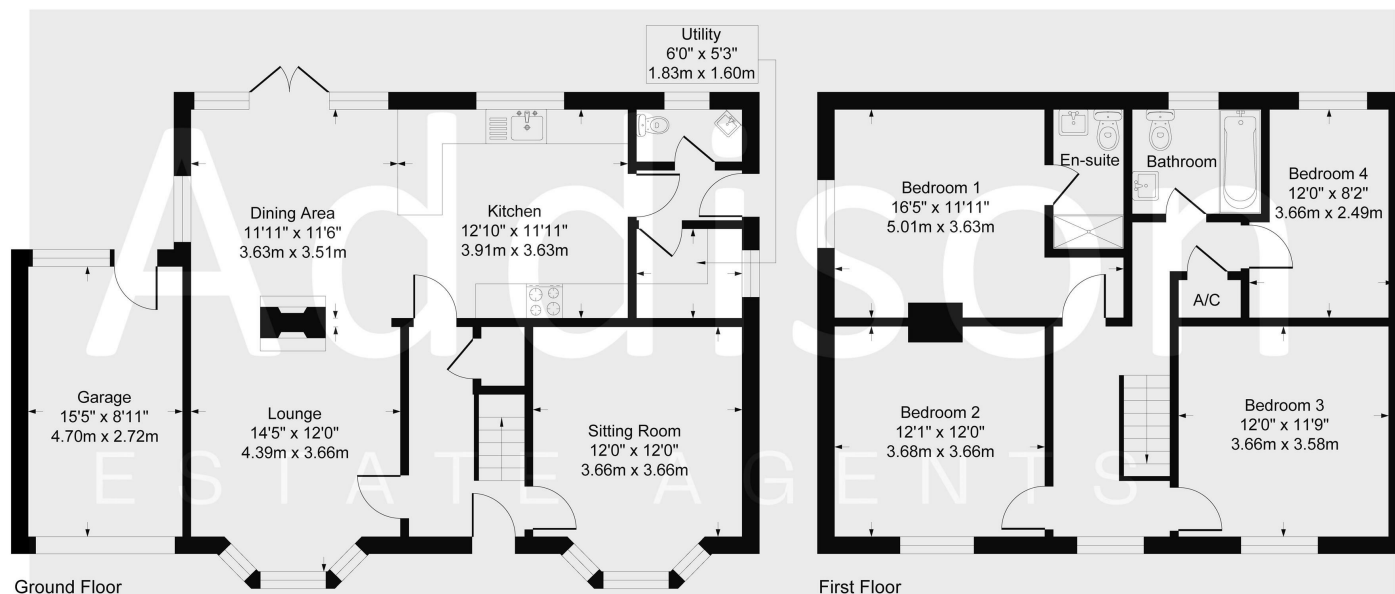
Further Information

Council Tax Band:
E

Estate or Lease Charges if Applicable:



**Approximate Gross Internal Area
1689 sq ft - 157 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- Elegant detached family home dating back to 1910, blending period character with modern living.
- Occupying a generous corner plot with a private west-facing rear garden.
- Stunning open-plan kitchen/dining/family room with Shaker-style units and integrated appliances.
- Two bay-fronted reception rooms offering flexible living and entertaining space.
 - Four well-proportioned double bedrooms, including a principal bedroom with en-suite.
- Separate utility room and ground floor cloakroom.
- Driveway providing ample off-road parking leading to a garage.
- Excellent scope for family living with over 1689 sq ft of versatile accommodation.
- Walking distance to Park Gate Primary School, Locks Heath Shopping Centre, cafés and restaurants.
- Conveniently located for Swanwick railway station, the M27 and the River Hamble.

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.