



**Vinebank, Southampton SO18 5TB**

**welcome to**

## **Vinebank, Southampton**

\* FOUR BEDROOM DETACHED FAMILY HOME WITH ONE BEDROOM SELF-CONTAINED ANNEX \* THREE BATHROOMS & SEPARATE W/C \* WELL-MAINTAINED REAR GARDEN \* PARKING FOR SIX CARS \* CUL-DE-SAC LOCATION \* CLOSE TO LOCAL AMENITIES & SCHOOLS \* GREAT ACCESS TO M27 \* GARAGE \*

### **Front Garden**

A substantial block paved driveway providing generous off-road parking for six cars, access to internal garage, private cul-de-sac with attractive kerb appeal.

### **Entrance Hall**

Access to all rooms, wood flooring, stairs to first floor, gas radiator.

### **Lounge/Diner**

30' 6" x 11' 2" ( 9.30m x 3.40m )

Open plan lounge/diner with double glazed windows to the front, side & rear aspect, solid wood flooring, gas radiator, double glazed sliding door to onto garden.

### **Kitchen**

13' 6" x 8' 9" ( 4.11m x 2.67m )

Wall and base cupboard units, electric oven, hob, overhead extractor, under counter plumbing for white goods, breakfast bar, sink and drainer, door to garden.

### **Study**

8' 9" x 7' 10" ( 2.67m x 2.39m )

Two double glazed windows to the front aspect, gas radiator, wood flooring.

### **Cloakroom**

Low level w/c, wash hand basin.

### **Landing**

Access to all rooms, carpet throughout.

### **Bedroom One**

11' 5" x 11' 2" ( 3.48m x 3.40m )

Double glazed window to the front aspect, fitted wardrobes, carpet throughout, gas radiator, access to;

### **En Suite**

Shower cubicle, low level w/c, wash hand basin, heated towel rail, double glazed window to the side aspect.

### **Bedroom Two**

11' 2" x 9' 7" ( 3.40m x 2.92m )

Double glazed window to the rear aspect, fitted wardrobes, carpet throughout, built in storage, gas radiator.

### **Bedroom Three**

11' 4" x 8' 10" ( 3.45m x 2.69m )

Double glazed window to the front aspect, fitted wardrobes, gas radiator, carpet throughout.

### **Bedroom Four**

10' 1" x 8' 10" ( 3.07m x 2.69m )

Double glazed window to the rear aspect, carpet throughout, gas radiator.

### **Bathroom**

Bath with overhead shower, low level w/c, wash hand basin, heated towel rail, tiled throughout, double glazed window to the front aspect.

### **Rear Garden**

A well-maintained tiered rear garden with generous artificial lawn, paved patio seating area, elevated decked terrace surrounded by mature trees and offering privacy, ideal space for outdoor entertaining.

### **Garage**

18' 8" x 8' 10" ( 5.69m x 2.69m )

Up and over door, electrics.

### **Annex Living Room**

14' 2" x 11' 6" ( 4.32m x 3.51m )

Access from side, laminate flooring, double glazed sliding door to private courtyard garden.

### **Annex Kitchen**

12' x 11' 7" ( 3.66m x 3.53m )

Wall and base cupboard units, electric oven, hob, overhead extractor, under counter space for white goods, integrated dish washer, sink and drainer, two double glazed windows to the rear aspect.





### **Annex Bedroom**

17' 6" x 10' 4" ( 5.33m x 3.15m )

Two double glazed windows to the front aspect, carpet throughout, electric heater.

### **Annex Shower Room**

Shower cubicle, wash hand basin, low level w/c.

**Step inside this spacious and beautifully presented four bedroom detached home. The heart of the property is the generous lounge/diner, offering a bright and versatile space.**

**The modern fitted kitchen provides ample storage and workspace, complemented by a stylish breakfast bar. Completing the ground floor is a convenient study, ideal for home working, alongside a practical downstairs w/c. Upstairs, the property boasts four well-proportioned bedrooms and a contemporary family bathroom. The master bedroom benefits from its own en-suite.**

**A standout feature of this home is the self-contained lower-level annex, offering excellent flexibility for extended family, guests, or potential rental income. The annex includes its own living room, modern kitchen, shower room, and bedroom, all thoughtfully designed for comfortable independent living.**

**Externally, the property continues to impress with substantial off-road parking to the front, accommodating up to six vehicles, as well as an integral garage. To the rear, a well-maintained and generously sized garden features artificial lawn and multiple seating areas - perfect for outdoor entertaining.**

**Situated in a fantastic cul-de-sac location, the property benefits from close proximity to local amenities, reputable schools, and excellent transport links, including easy access to the M27.**



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welcome to

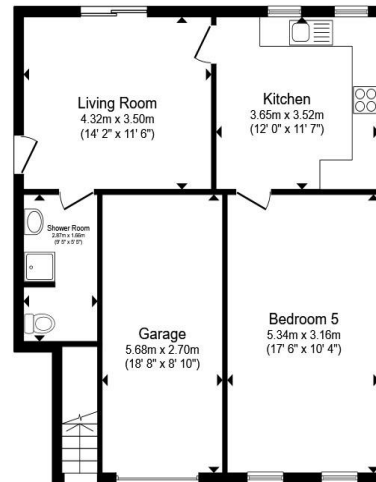
## Vinebank, Southampton

- Four Bedroom Detached House
- One Bedroom Self-Contained Annex
- Parking for Six Cars & Garage
- Well-Maintained & Generous Rear Garden
- Beautifully Presented Throughout

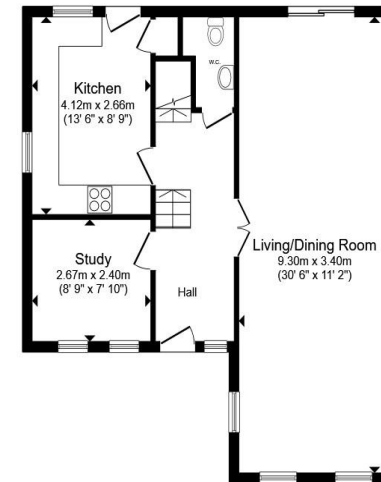
Tenure: Freehold EPC Rating: C

Council Tax Band: E

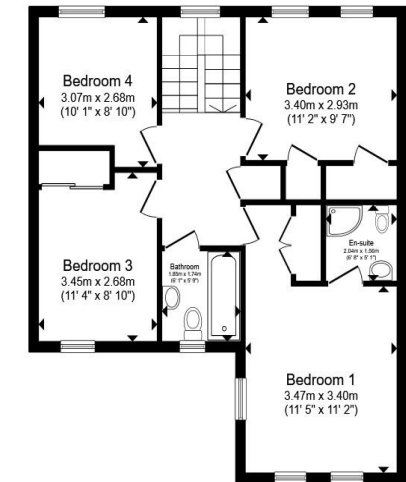
**£550,000**



Lower Ground Floor



Ground Floor



First Floor

Total floor area 196.2 m<sup>2</sup> (2,112 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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