





24 Holly Hill
Bassett
Southampton
Hampshire
SO16 7ER

3 bedrooms
Freehold

A thoughtfully appointed family home located within one of Bassett's most sought after residential locations and benefitting from a substantial plot which is in excess of quarter of an acre (0.271 acres pro map).



ESTABLISHED 1900



DESCRIPTION

The property itself offers spacious and adaptable accommodation which comprises Entrance Porch, Entrance Hall, Cloakroom, Sitting Room, Sun Room, Dining Room which is open plan to both the kitchen and a large conservatory overlooking the rear garden. To the first floor there are three double bedrooms as well as the family bathroom. A particular feature of the property is undoubtedly the substantial rear garden which offers a high degree of privacy and has a south westerly aspect. Further benefits include double glazing, gas central heating, off road parking for several vehicles and an attached garage. Due to the combination of features early viewings are recommended.

LOCATION

Holly Hill is set in one of Southampton's premier residential locations which lies approximately 2.5 miles to the north of Southampton's city centre. Southampton University and the General Hospital are within reach as are the comprehensive recreational facilities which are available at Southampton Sports Centre and Southampton Common. Also the property lies adjacent to the Southampton Municipal Golf course and is a few minutes walk to the club house. The M27 and M3 motorway links are within comfortable travelling distance.



ENTRANCE PORCH

Double glazed windows to front and side aspects. Door to:-

ENTRANCE HALL

Smooth ceiling with recessed lighting. Stripped and polished floorboards. Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to all rooms.

CLOAKROOM

Obscure glass window to front aspect. Smooth ceiling. Pedestal wash basin with cascade mixer tap and concealed cistern w.c. Radiator. Tiled flooring.

SITTING ROOM 15' 6" (4.72m) x 12' 6" (3.81m):

Double glazed window to rear aspect. Coving to smooth ceiling. Feature open fireplace with stone surround hearth and mantle. Stripped and polished floorboards. Radiator. Double doors to dining room. Door to:-

SUN ROOM 8' 9" (2.67m) x 7' 1" (2.16m):

Double glazed windows to side and rear aspect. Double glazed door opening onto rear garden.

DINING ROOM 13' 4" (4.06m) x 9' 11" (3.02m):

Double glazed window to side aspect. Smooth ceiling. Air condition unit. Stripped and polished floorboards. Opening to kitchen. Opening to conservatory:-

CONSERVATORY 13' (3.96m) x 11' 1" (3.38m):

Full height double glazed windows to rear aspect. Further double glazed windows to both side aspects. Double glazed French doors opening onto rear garden. Under floor electric heating.

KITCHEN 13' 4" (4.06m) x 8' 11" (2.72m):

Double glazed window to front aspect. Smooth ceiling with recessed lighting. Single drainer one and a half bowl sink unit with mixer tap and cupboard under. Range of matching eye level and base mounted units with work surface over. Integrated dishwasher, fridge and freezer. Space and plumbing for washing machine. Built-in oven with fitted gas hob with extractor over. Tiled flooring. Door to side aspect. Door to entrance hall. Tiled flooring.

FIRST FLOOR LANDING

Double glazed window to front aspect. Smooth ceiling. Airing cupboard housing hot water tank. Doors to all rooms. Air conditioning unit.



“A thoughtfully appointed home set back from the road on a substantial plot in excess of a quarter of an acre”

BEDROOM ONE 13' 5" (4.09m) x 12' 5" (3.78m):
Double glazed windows to side and rear aspects.
Smooth ceiling. Radiator. Built-in wardrobe
and storage recess.

BEDROOM TWO 13' 5" (4.09m) x 9' 11" (3.02m):
Double glazed window to side and rear aspects.
Smooth ceiling. Radiator. Storage recess.

BEDROOM THREE 10' 7" (3.23m) x 9' (2.74m):
Double glazed windows to front and side aspect.
Smooth ceiling. Radiator.

BATHROOM

Double glazed obscure glass window to front aspect.
Smooth ceiling. Shower bath with mixer tap and
shower over, vanity wash basin with cupboard under
and concealed cistern w.c. Heated towel rail. Tiled
walls. Tiled flooring.

OUTSIDE

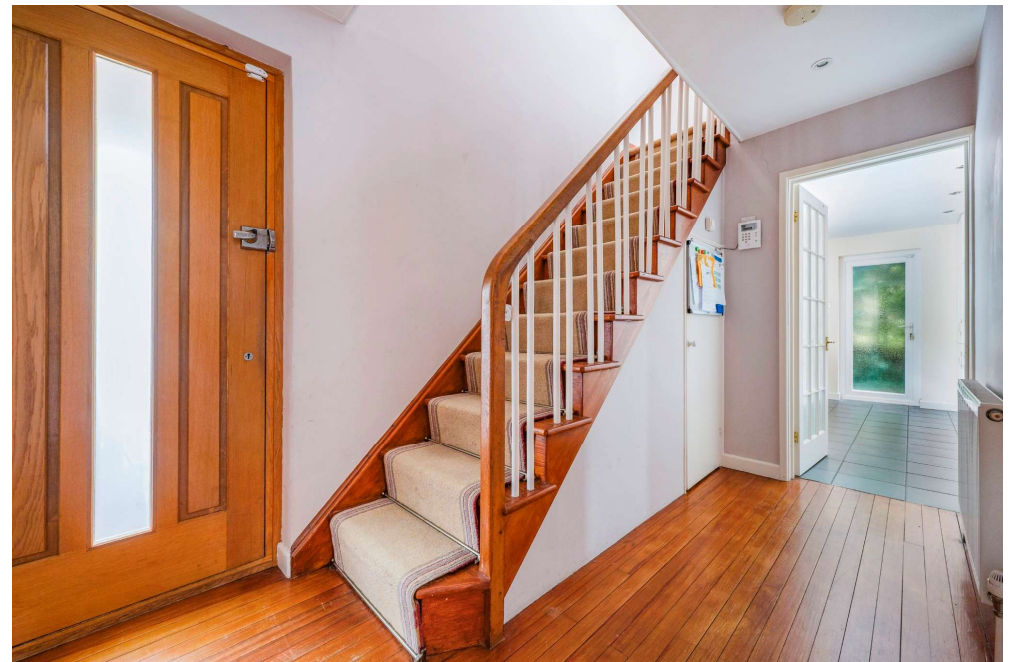
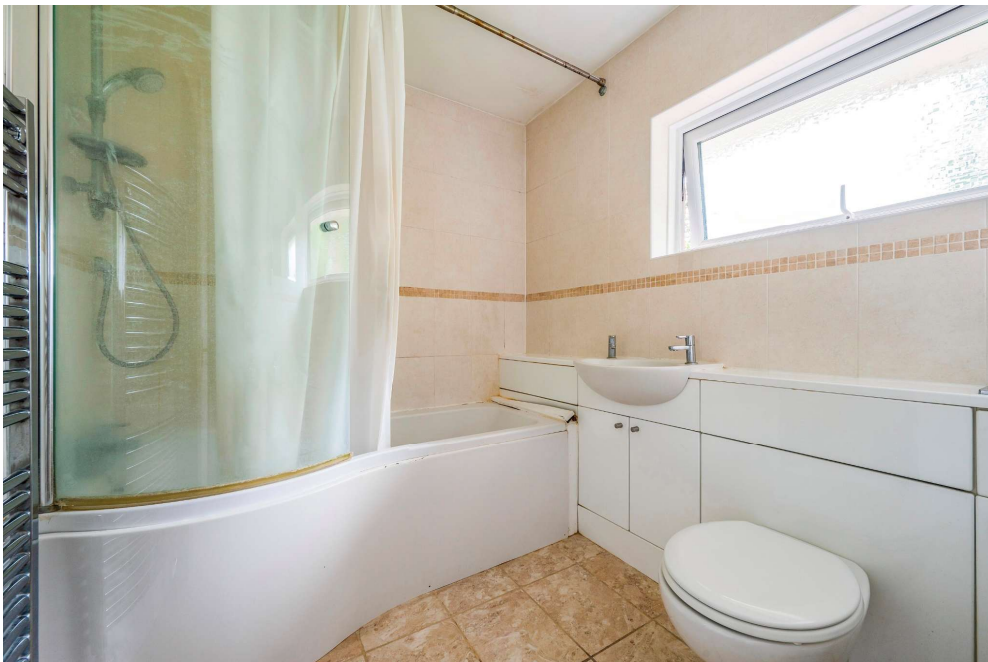
The front garden has a large block paved driveway
offering off road parking for a number of vehicles and
access to the **ATTACHED GARAGE**. Gated pedestrian
access to both sides of the property to the rear
garden. The remainder of the garden is laid to lawn
with well established flower and shrub borders which
are populated with a variety of mature plants, shrubs
and small trees.

The rear garden is fully enclosed and private and is
mainly laid to lawn with paved patio seating area
adjacent to the rear of the property. Well stocked
flower and shrub borders. Greenhouse.

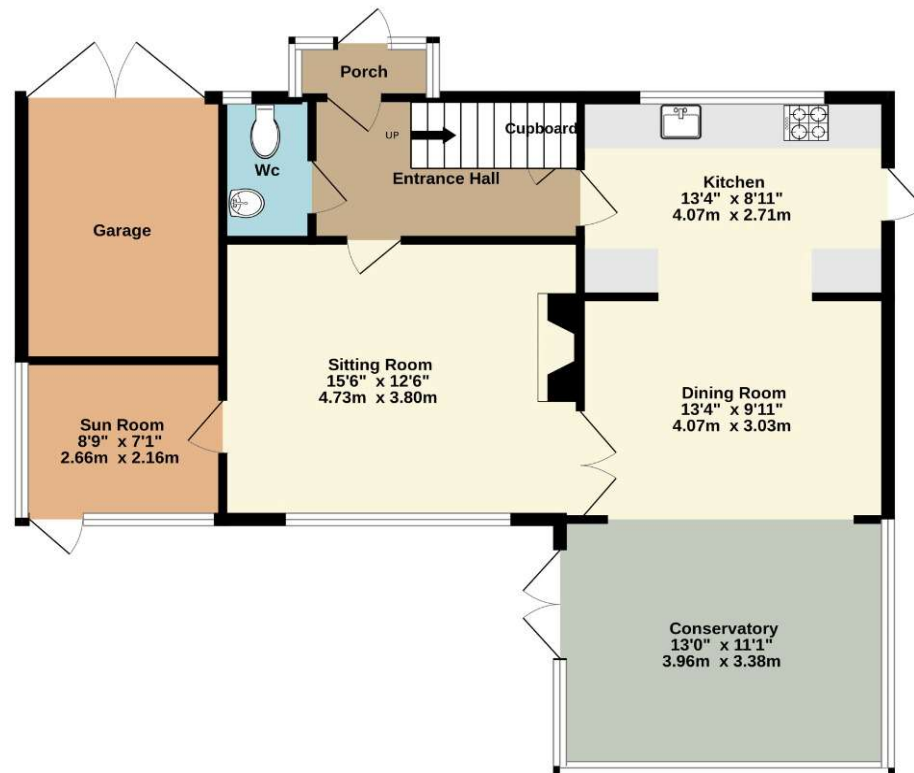
DIRECTIONS

From our offices in London Road proceed in a
northerly direction along The Avenue and upon
reaching the roundabout with Winchester Road
proceed directly over taking a left hand turning into
Holly Hill take the left hand turning and after
proceeding for some distance the property can be
found on the left hand side.

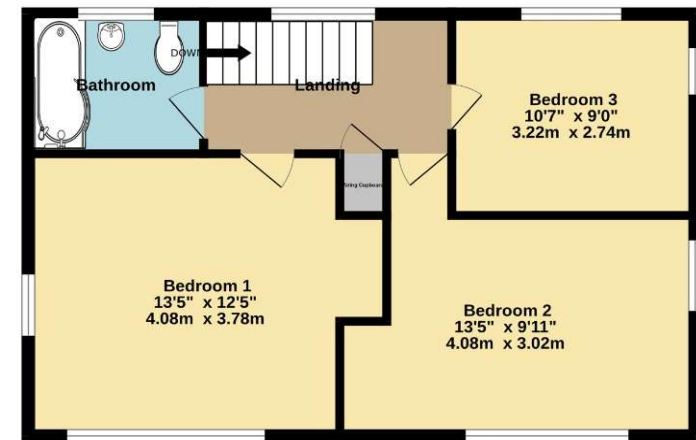




Ground Floor



1st Floor



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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Services

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

Council Tax

Southampton City Council
BAND: E
CHARGE: £2,910.70
YEAR: 2026/2027

Reference

S8952/LT/020726/D1

Viewings are by prior appointment with Pearsons Southampton – call 023 8023 3288.

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Country & Individual Homes

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