



ESTABLISHED 1900

14 Banister Gardens, Banister Park, Southampton, Hampshire, SO15 2LX
Country & Individual Homes



14 Banister Gardens
Banister Park
Southampton
Hampshire
SO15 2LX

3 bedrooms
Freehold

Situated in a popular cul-de-sac within the heart of Banister Park, this detached family home has been the subject of a comprehensive programme of extension and renovation and now offers superbly appointed accommodation in first class decorative order.



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DESCRIPTION:

The welcoming reception hallway leads to a pleasant sitting room with a southerly aspect and a large bay window providing a high degree of natural light. There is a separate family room which is open plan to a superbly appointed 20' 6" kitchen/dining room which has been re-fitted to a high standard to include integrated appliances. The first floor offers three good size bedrooms as well as luxuriously appointed family shower room which is complemented by a stunning ground floor bathroom. The property benefits from double bay parking to the front elevation and there is also a rear garden.

LOCATION:

Conveniently located close to the city centre, Southampton central railway station, mainline (Waterloo) is within walking distance as are many local shops, bars and recreational facilities to include the West Quay retail outlet. Access via The Avenue provides an onward link to the M3/M27 motorway networks.

STORM PORCH:

Entrance door leading to:-

RECEPTION HALLWAY:

Radiator. Two windows. Stained glass feature within entrance door. Smooth plastered ceiling. Under stairs storage cupboard housing central heating boiler. Suitable space and plumbing for washing machine.



DOWNSTAIRS BATHROOM:

The owners have created a luxuriously appointed ground floor bathroom which includes a free-standing roll top claw foot bath with central Victorian style mixer tap and hair washing attachment, built-in vanity unit with inset rectangular sink and mixer tap fitting and concealed cistern low level w.c. with dual flush. Obscure double glazed window. Tiled flooring and partly tiled wall surfaces. Extractor fan. Smooth plastered ceiling. Radiator. Towel rail.

FAMILY ROOM:

Smooth plastered ceiling. Herringbone wood effect flooring. Smooth plastered ceiling. Radiator. Recessed lighting.

KITCHEN/DINING ROOM:

This luxuriously appointed kitchen offers a range of eye and base level units to include underlaid sink with integrated sink and granite work surfaces with matching up-stands. Built-in double oven with five burner gas hob and extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Herringbone wood effect tiled flooring. Smooth plastered ceiling with recessed lighting. Double glazed window to rear elevation.

DINING AREA:

Lantern light offering a high degree of natural light. Radiator. Matching herringbone wood effect flooring. Period style radiator. Retracting bi-fold double glazed doors leading to rear elevation.

FIRST FLOOR LANDING:

Providing access to principal bedrooms as well as window providing natural light.

BEDROOM ONE:

Double glazed bay window to front elevation with a southerly aspect. Radiator. Smooth plastered ceiling. Built-in double width wardrobes with dressing table.

BEDROOM TWO:

Double glazed window. Radiator. Smooth plastered ceiling.

BEDROOM THREE:

Double glazed window. Radiator. Smooth plastered ceiling.

FAMILY SHOWER ROOM:

An elegantly appointed three piece suite comprising; double width walk-in shower with recessed bay niche, low level w.c. and feature vanity wall hung hand basin with drawer storage beneath. Tiled flooring. Tiled wall surfaces. Obscure double glazed window. Towel rail/radiator combination.



“Due to the comprehensive programme of improvements and enduringly popular location early viewings are recommended”

OUTSIDE:

The front garden has double bay parking with a resin bonded pea gravel finish trimmed with contrasting paviour.

DETACHED GARAGE with up and over door and courtesy door to rear elevation.

Immediately to the rear of the property is an extensive patio area finished in sandstone with circular feature and the garden benefits from being enclosed by fence panelling.

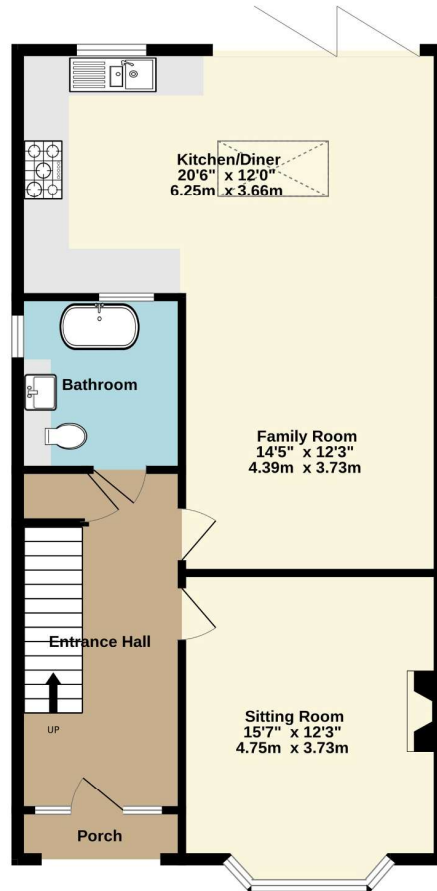
DIRECTIONS:

From our Offices in London Road proceed in a northerly direction into The Avenue and take a left hand turning into Archers Road. After proceeding for some distance, take a right hand turning into Westrow Road, right again into Banister Gardens where number 14 can be located on the left hand side.

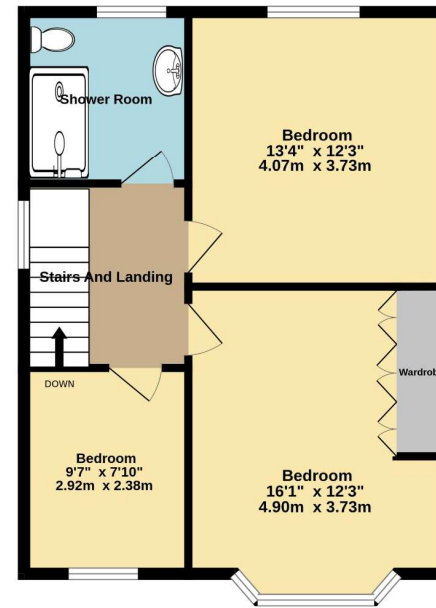




Ground Floor
790 sq.ft. (73.4 sq.m.) approx.



1st Floor
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 sq.m.) approx.

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

S8879/LT/150426/D1

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

Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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