

Regents Park Road, Southampton, SO15 8PH

Southampton

£550,000

Property Type: Semi Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

- Exceptional Extended Family Home
- Stunning 40ft Open Plan Kitchen Family Room
- Flexible Ground Floor Bedroom/Study
- Refitted Modern En-Suite To Principal Bedroom
- Stylish Four Piece Family Bathroom
- Separate Lounge, Study And Utility Room
- Approximately 100ft Landscaped Rear Garden
- Outdoor Kitchen And Entertaining Area
- Driveway Parking And Beautifully Presented Throughout
- High Specification Finish Throughout

Hamwic Independent Estate Agents are delighted to offer for sale this exceptional and beautifully extended four double bedroom semi-detached family home, occupying a convenient and well-established position within the ever-popular Regents Park area of Southampton. Having been comprehensively modernised to an outstanding standard throughout, this impressive home perfectly combines contemporary styling with generous family accommodation.

Council Tax Band: C

Tenure: Freehold

Construction & Services
Brick Under Tiled Roof
Mains Water
Mains Electric
Gas Central Heating (Gas Combi Boiler in Utility Room)
Double Glazed Windows
Council Tax Band C

Location - Regents Park is a popular residential area situated to the west of Southampton city centre, offering excellent access to local amenities, reputable schools, supermarkets, Southampton General Hospital and the University. The property is ideally positioned for commuters with convenient links to the M27, M271 and Southampton Central railway station, whilst nearby parks, leisure facilities and the city centre provide an excellent range of shopping, dining and entertainment options.











Hamwic Independent Estate Agents are delighted to offer for sale this exceptional and beautifully extended four double bedroom semi-detached family home, occupying a convenient and well-established position within the ever-popular Regents Park area of Southampton. Having been comprehensively modernised to an outstanding standard throughout, this impressive home perfectly combines contemporary styling with generous family accommodation.

The true heart of the property is the stunning 40ft open plan kitchen, dining and family room, an impressive space that effortlessly combines cooking, dining and relaxing into one superb entertaining area. Flooded with natural light from a striking roof lantern and full-width bi-fold doors opening onto the rear garden, this outstanding extension provides a seamless connection between the home and outdoor living space.

The contemporary kitchen has been finished to an excellent specification with high gloss white cabinetry complemented by wood-effect accents, quality work surfaces and a large central island incorporating an inset sink and breakfast seating area. Integrated appliances include a gas hob with contemporary extractor, vertically stacked oven and grill, together with an integrated fridge/freezer and dishwasher. Marble-effect tiled flooring, inset downlighting and modern vertical radiators complete this elegant space.

Flowing seamlessly from the kitchen is the impressive family area, featuring attractive herringbone-style wooden flooring, a bespoke media wall with concealed ambient lighting, stylish pendant lighting and an inset feature fireplace, creating a warm and inviting atmosphere ideal for both everyday family life and entertaining guests.

Further enhancing the ground floor accommodation is a separate lounge with attractive bay window, providing a cosy retreat away from the open plan living area. In addition, there is a versatile room currently utilised as a home office, offering ample space to comfortably accommodate a double bed if required, making it an ideal guest bedroom or fourth bedroom alongside its use as a study. The property also benefits from a modern utility room offering additional storage, work surfaces and appliance space, as well as a convenient ground floor cloakroom.

Upstairs, all three bedrooms are genuine doubles and are beautifully presented with smooth ceilings, inset downlighting and quality flooring throughout. The principal bedroom enjoys the added luxury of a contemporary en-suite shower room, whilst the remaining bedrooms are served by an impressive four-piece family bathroom featuring a freestanding-style high-back bath, separate shower enclosure, vanity unit and modern fittings.

Externally, the property continues to impress with an attractive landscaped rear garden extending to approximately 100ft in length. Designed for both relaxation and entertaining, the garden features an extensive paved patio adjoining the property, a generous lawn with central pathway, a further seating terrace complete with an outdoor kitchen, and an additional lawned area beyond, all enclosed by timber fencing to provide an excellent degree of privacy. The front of the property offers valuable off-road driveway parking.

Beautifully finished throughout, additional features include refitted oak internal doors, double glazing, gas central heating and a high standard of décor, creating a home ready for immediate occupation.



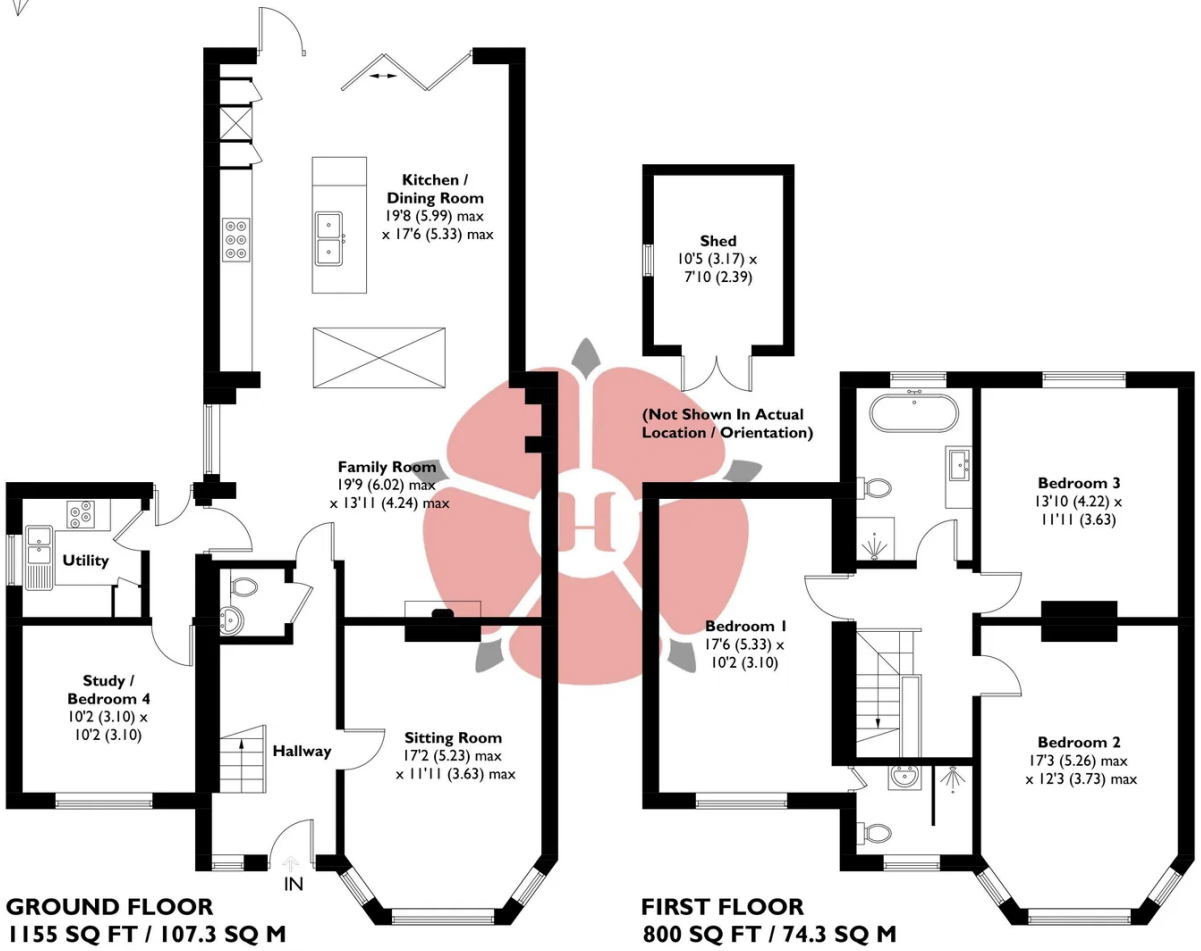



CURRY KITCHEN



HAMWIC Independent Estate Agents

APPROXIMATE GROSS INTERNAL AREA = 1955 SQ FT / 181.6 SQ M
SHED = 82 SQ FT / 7.6 SQ M
TOTAL = 2037 SQ FT / 189.2 SQ M



GROUND FLOOR
1155 SQ FT / 107.3 SQ M

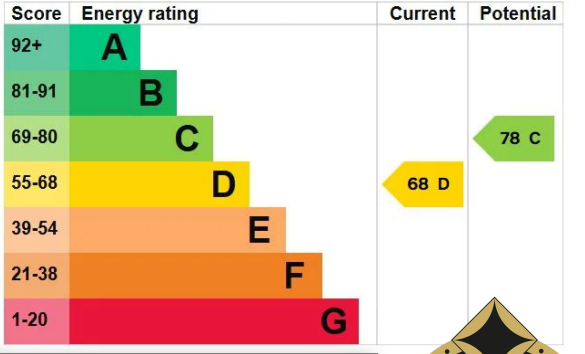
FIRST FLOOR
800 SQ FT / 74.3 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced for Hamwic Independent Estate Agents







Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

https://www.hamwicestateagents.co.uk/

BRITISH PROPERTY AWARDS 2017 TO 2025 — GOLD WINNER — ESTATE AGENT IN TOTTON

BEST ESTATE AGENT GUIDE AWARDS 2025 WINNER SALES PRINCIPAL PARTNER OnTheMarket

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK