



ESTABLISHED 1900

The Old Coach House, 10 Bassett Heath Avenue, Southampton, Hampshire, SO16 7FY

Country & Individual Homes



The Old Coach House
10 Bassett Heath Avenue
Southampton
Hampshire
SO16 7FY

3 bedrooms Freehold

Situated in one of Bassett's most prestigious locations, discerning purchasers will undoubtedly appreciate the accommodation the property has to offer including three double bedrooms, the master of which has en-suite facilities. The property enjoys a southerly aspect to the front elevation affording significant natural light.



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DESCRIPTION:

The ground floor accommodation continues to impress with a pleasantly appointed L-shaped sitting room, impressive 18' 4" dining room and separate kitchen which leads to a pleasantly appointed conservatory offering views over the gardens. In addition there is a downstairs cloakroom. The property offers a host of character features including a dual aspect log burner, picture railing, deep skirting boards as well as ornate and detailed fascias to the front elevation. There is parking for multiple vehicles and the gardens are incredibly impressive with a large and varied range of flowers, shrubs and trees providing a good degree of privacy. There is also a wild life pond and an extensive range of soft fruit and vegetable growing area as well as fruit trees. All of which enjoy a southerly aspect. Due to the combination of features and superb location early viewings are recommended. The property is also offered for sale with no forward chain.

LOCATION:

Bassett Heath Avenue occupies a convenient and much favoured position within Bassett itself continuing to be one of Southampton's most popular locations, situated approximately three miles north of the city centre. Local residential amenities include Southampton Sports Centre and two Golf Courses. Bus services from The Avenue into the city centre and the M27 and M3 motorway links connecting with the Solent's south coastal regions are within comfortable travelling distance. For commuters Southampton Parkway and Central train station offer direct fast services to London Waterloo, and Southampton airport is also nearby.



FEATURE STORM PORCH:

Tiled finish and ornate and detailed fascia. Outside lighting.

SITTING ROOM:

L-shaped in design with door and flanking windows to front elevation. Panelled ceiling. Three radiators. High level display shelving. Five wall light points. Two sash windows providing additional natural light. Feature fireplace with dual aspect log burner. Exposed brick elevations. Double doors lead to:-

STUDY:

Two wall light points. Feature brick fireplace with dual aspect log burner. Radiator. Panelled wall surfaces.

DINING ROOM:

An elegantly appointed room with two sash windows to front elevation providing natural light. Exposed floorboards. Panelled ceiling. Picture railing. Two radiators. Four wall light points. Feature detailed fireplace with living flame gas fire and under stairs storage cupboard. Stairs rising to first floor landing.

KITCHEN:

A comprehensive range of units with granite work surfaces over. Matching dresser providing additional cupboard, drawer and shelf storage. Original servant bell box. Under laid Belfast sink with drainer. Built-in oven with gas hob and extractor hood over. Pull out basket drawer. Exposed floorboards. Two windows to rear and side elevation overlooking the gardens. Door to:-

CONSERVATORY:

A delightful and generously proportioned conservatory benefitting from double doors leading to both the garden and the driveway area. Quarry tiled floor. Four wall light points. Access to:-

DOWNSTAIRS CLOAKROOM:

Hand basin and w.c. Radiator. Tiled flooring.

FIRST FLOOR LANDING:

Obscure glazed circular window. Built-in storage cupboard. Radiator. Picture railing.

BEDROOM ONE:

Sash window. Radiator. Built-in wardrobe. Picture railing. Three wall light points.

EN-SUITE :

Period finish suite comprising; panelled bath with mixer tap fitting and hair washing attachment, low level w.c. and vanity hand basin with tiled splash back. Heated towel rail/radiator combination. Sash window.



"A superbly appointed character home offering three double bedrooms and enjoying a southerly aspect"

BEDROOM TWO:

Sash window. Radiator. Picture railing. Wall light point. Feature fireplace.

BEDROOM THREE:

Picture railing. Sash window. Feature fireplace. Radiator. Access to loft space. Built-in storage cupboard and drawers.

SHOWER ROOM:

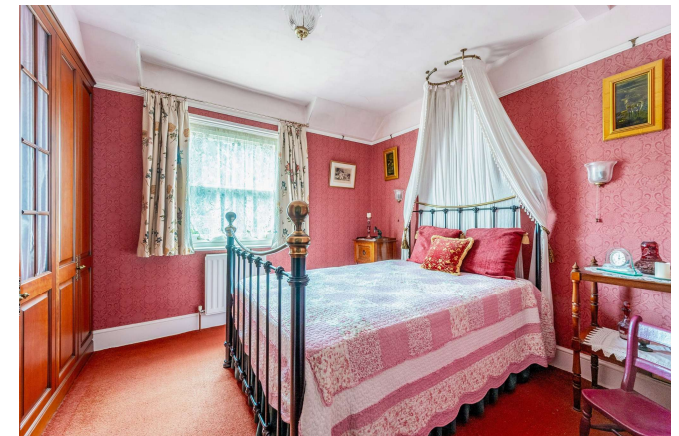
Finished in a period style with shower cubicle with tiled enclosure, further tiling to wall surfaces, vanity hand basin and w.c. Wood flooring. Combination towel rail/radiator. Extractor fan. Wall light points.

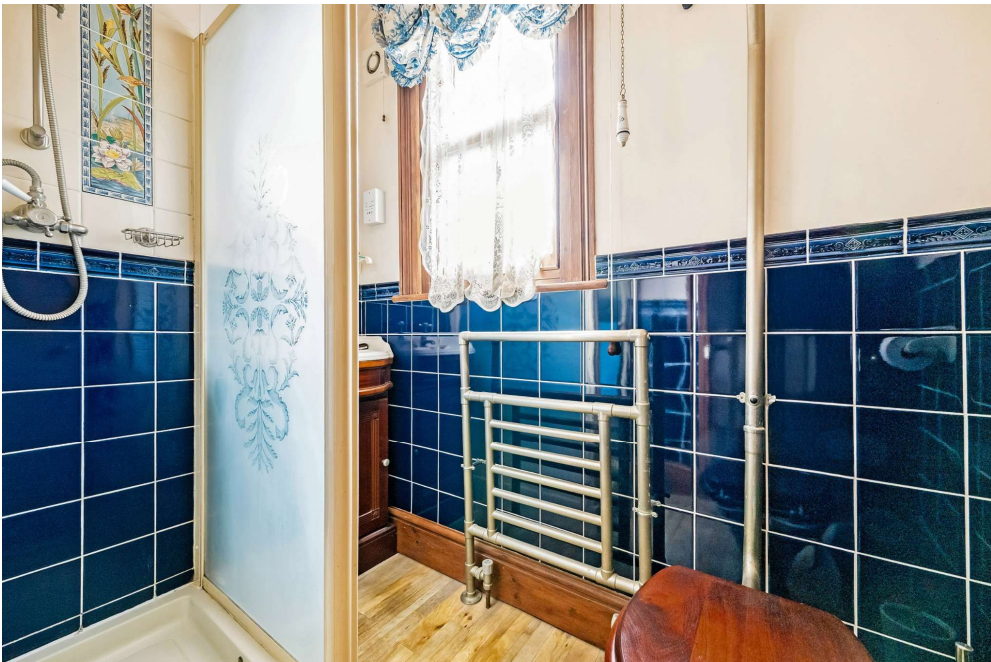
OUTSIDE:

The front garden has parking for numerous vehicles, finished in a block paviour style. Pedestrian access to rear garden. The rear garden enjoys a southerly aspect and benefits from an extremely well tended lawned area with a wide range of mature flowers, shrubs and trees with a very pleasant aspect enclosed by fence panelling. There are also wall enclosures. In addition there is a patio area as well as soft fruit and vegetable growing area which is extensive. In addition there is also a detached timber shed. There is also a rockery feature around the pond area.

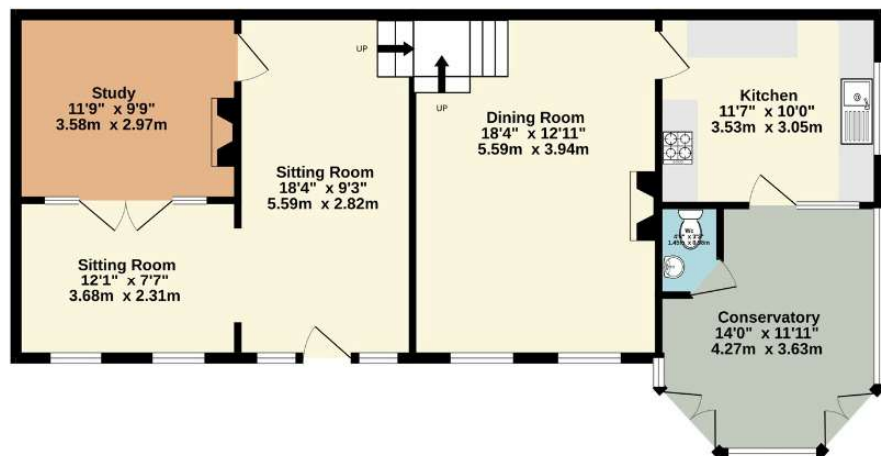
DIRECTIONS:

From our Offices in London Road proceed north onto The Avenue. Proceed along The Avenue continuing into Bassett Avenue. Proceed across the roundabout of the junction with Winchester Road and continue for some distance, eventually taking the last turning on the left hand side before reaching the Chilworth roundabout into Bassett Heath Avenue. Proceed along Bassett Heath Avenue where the property can be found on the right hand side.

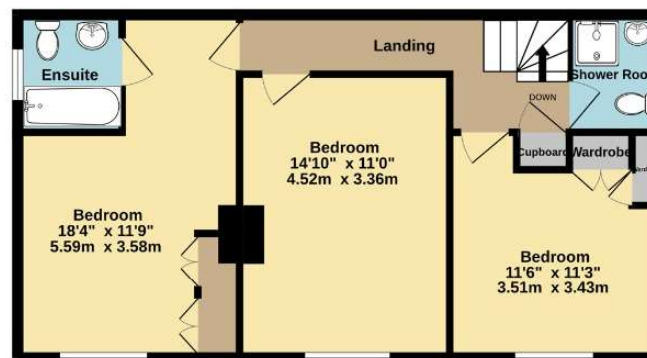




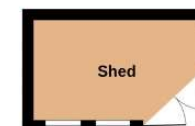
Ground Floor
886 sq.ft. (79.5 sq.m.) approx.



1st Floor
602 sq.ft. (55.9 sq.m.) approx.



Shed
103 sq.ft. (9.5 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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

S8920/LT/200526/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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