





Normandy House 45 Bugle Street Southampton Hampshire SO14 2AG

6 bedrooms Freehold

Normandy House represents a truly rare opportunity to acquire one of Southampton's most historic and distinguished residences. Situated in the heart of the city's ancient Old Town, this remarkable home has been occupied continuously for approximately 500 years and has been lovingly maintained by its current owners for nearly four decades.



ESTABLISHED 1900



DESCRIPTION:

Rich in history and character, the property, believed to have been once owned by the Earl of Southampton, renowned as the patron of William Shakespeare. Normandy House is a few doors away from the historic Tudor House Museum. Adjacent is St Michael's Church, Southampton's oldest building still in use, dating from 1070 and Westgate Hall, placing it at the centre of the city's fascinating heritage quarter.

The house offers exceptionally spacious accommodation throughout, filled with an abundance of period features and architectural interest. Original character details include rare examples of historic construction methods such as wattle and daub panelling, alongside a wealth of charming features accumulated through centuries of careful stewardship. Thoughtfully maintained and sympathetically improved over the years, the property combines historic significance with practical modern living. Extensive storage solutions are found throughout the house, complemented by a dry cellar featuring intriguing examples of medieval or post-medieval graffiti, offering a tangible connection to the property's extraordinary past.

Externally, Normandy House benefits from a delightful sunny courtyard garden, providing a private outdoor retreat within the city centre. The inclusion of a garage further enhances the property's practicality – a highly desirable feature in this sought-after location. Despite its tranquil historic setting, the property enjoys outstanding convenience. West Quay Shopping Centre, including John Lewis, Marks & Spencer is just an eight-minute walk away. Excellent transport links, healthcare facilities, parks, restaurants, entertainment venues, Southampton Central railway station and bus services are all within easy reach.

Normandy House is far more than a home; it is an important piece of Southampton's history, offering a unique opportunity to become the custodian of a truly exceptional period property.



HALLWAY

Carpeted flooring, wooden beams, radiator, doors to all rooms, stairs to cellar and first floor

LIVING ROOM

Exposed timber ceiling beams and a wooden door with glazed panels. Fireplace with painted surround and recessed hearth. Fitted wall lighting. Carpeted flooring. Television point. Radiator. Wooden French double doors opening onto the garden

KITCHEN

Range of fitted base and wall-mounted units with wooden work surfaces and tiled splash backs. Inset gas hob with double oven beneath. Space and provision for freestanding appliances including dishwasher, washing machine and fridge/freezer. Chrome stainless steel sink. Lino tiled styled flooring. Exposed ceiling beam adding character. Two skylights providing excellent natural light. Open shelving and ample storage throughout.

REAR LOBBY

Door to:-

WC

Low level WC and wall mounted wash hand basin.

BREAKFAST ROOM

Character wall panelling and lino tiled style flooring. Radiator. Wall light points providing ambient lighting. Open-plan design into the kitchen. Exposed timber support post. Built-in display shelving and storage recesses.

DINING ROOM

Two large wooden sash windows to the front aspect. Exposed beams and wall panelling. Feature fireplace with brick hearth and decorative cast iron fire grate. Multiple wall light points. Radiator. Carpeted flooring.

CELLAR

Suitable for storage, lighting and power.

FIRST FLOOR LANDING

Doors to:-

DRAWING ROOM

Box bay single glazed windows. Original timber beams and wall panelling, Feature internal glazed wooden door providing access to adjoining rooms. Radiator. Wall-mounted light points. Decorative alcoves and display shelving. Carpeted flooring throughout. Original period features including exposed structural timbers and character detailing. Access through to additional reception areas. Wooden French doors opening onto the sun terrace.

BEDROOM SIX/STUDY

Carpeted flooring, shelving, sash windows, combination boiler. radiator

SHOWER ROOM

Fully enclosed shower cubicle with mains-fed shower, pedestal wash hand basin with mixer tap, and low-level WC. Tiled splash back areas with complementary wall finishes. Wall-mounted mirror above the sink. Radiator. Extractor fan. Ceiling light. Carpeted flooring.

BEDROOM TWO

Wooden sash window to the rear aspect. Decorative floral wallpaper throughout creating a traditional feel. Radiator. Ceiling light. Carpeted flooring. Radiator. Built in wardrobe.



“An Exceptional Grade II Listed 16th Century Townhouse in the Heart of Southampton's Historic Old Town”

SECOND FLOOR LANDING

doors to:

BEDROOM ONE

Wooden sash window to the rear aspect. Built-in storage cupboard. Radiator. Ceiling light. Carpeted flooring. Built in storage.

EN SUITE

Panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin with tiled splash back, and low-level WC. Partially tiled walls. Ceiling light. Carpeted flooring.

FAMILY BATHROOM

Panelled bath with mixer tap, separate fully enclosed shower cubicle with mains-fed shower, pedestal wash hand basin with mixer tap, bidet, and low-level WC. Wooden sash window to the side aspect. Tiled splash back areas. Wall-mounted mirror. Radiator. Ceiling light. Carpeted flooring.

DRESSING ROOM/BEDROOM FIVE

Sash-style window to the rear aspect. fitted carpet. Radiator. Ceiling light. Multiple built in wardrobes

BEDROOM THREE

Box bay sash-style window to the front aspect. fitted carpet. Radiator. Ceiling light. Storage cupboard.

BEDROOM FOUR

Box bay sash-style window to the front aspect. fitted carpet. Radiator. Ceiling light. Storage cupboard.

OUTSIDE

Courtyard garden, colourful flower beds and established shrubs creating an attractive and tranquil outdoor space. The garden is predominantly paved, providing a low-maintenance. Enclosed by brick walls and mature greenery, offering a good degree of privacy. Gate leading down to steps to the garage.

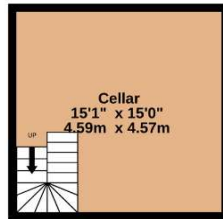
DIRECTIONS:

From our office in London Road head south west on Cumberland Place (A3024) follow this road around the Civic Centre onto Western Esplanade. Turn left onto Southern Road and then continue onto West Quay Road. Continue straight over the traffic light inter-section and carry on until you reach Mayflower Roundabout and go straight over Town Quay, then left onto Bugle Street where the property can be found on the left hand side.

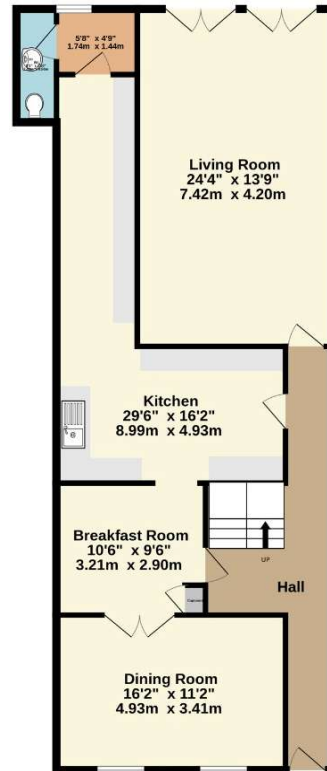




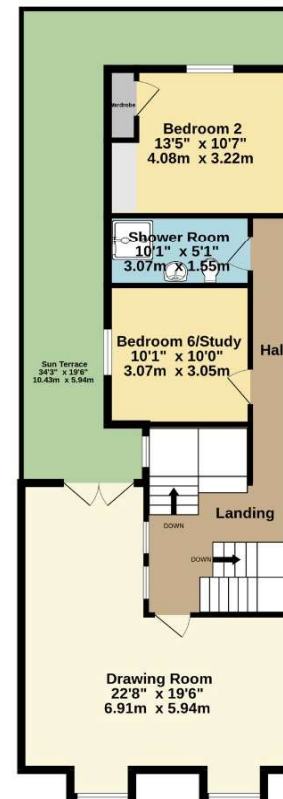
Basement
226 sq.ft. (21.0 sq.m.) approx.



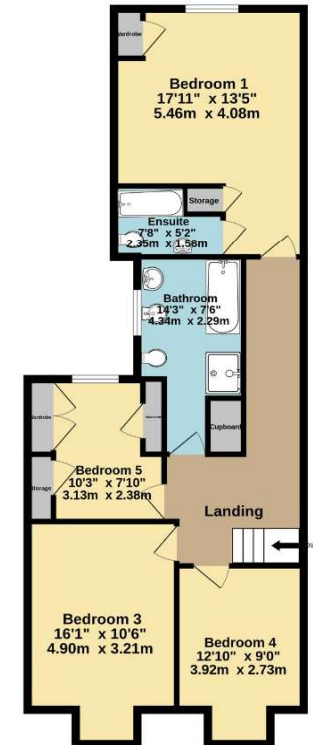
Ground Floor
1093 sq.ft. (101.5 sq.m.) approx.



1st Floor
809 sq.ft. (75.2 sq.m.) approx.



2nd Floor
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 2958 sq.ft. (274.8 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.

Made with Metropix ©2026

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: G

CHARGE: £3,969.13

YEAR: 2026/2027

Reference

S8932/BP/090626/D2

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.

