



2 Glebe Court, Highfield, Southampton, Hampshire, SO17 1RH
Country & Individual Homes



2 Glebe Court Highfield Southampton Hampshire SO17 1RH

4 bedrooms Leasehold

Situated in this particularly popular part of Highfield, set in a delightful position opposite a community green, this four bedroom classic Herbert Collins home has undergone a program of comprehensive renovation to include replacement bathroom, re-modelling of the kitchen and dining room to provide a superb open-plan kitchen/dining area overlooking the rear garden.



ESTABLISHED 1900



DESCRIPTION:

The property has also been subject to additional cosmetic up-grading including re-decoration as well as landscaping works to the front and rear gardens. In brief, the accommodation comprises; 16' 11" sitting room, a superb open-plan kitchen/dining room which provides a natural hub for this family home, four bedrooms as well as re-fitted family bathroom suite and downstairs cloakroom. Due to the generally popular location and exceptional internal and external presentation discerning purchasers are advised to make the earliest of inspections.

LOCATION:

Glebe Court is part of the Uplands Estate in Highfield and is a designated conservation area. Southampton University and the Common are both within walking distance as are local schools and day to day shopping facilities in Portswood High Street including Waitrose supermarket. The city centre is approximately two miles away and offers a comprehensive range of shopping and leisure facilities and Southampton central train station connecting to London (Waterloo) can also be found with a travelling time of approximately one hour and twenty minutes. Motorway connections are well catered for with both access to the M3 for London and Winchester and the M27. Southampton International Airport can be located at Junction 5 of the M27 approximately three miles away.



ENTRANCE HALL:

Panelled entrance door. Glazed arch. Obscure glazed window to side elevation. Radiator. Under stairs storage cupboard. Stairs rising to first floor landing. Internal window to kitchen.

DOWNSTAIRS CLOAKROOM:

Fitted suite comprising; low level w.c. and wall hung hand basin. Radiator. Obscure glazed window to side elevation.

SITTING ROOM 16' 11" (5.16m) x 13' 11" (4.24m):
Georgian style bay window with additional Georgian style window to front elevation. The room centres around a fitted log burner effect gas fire with slate hearth. Radiator.

KITCHEN/DINING ROOM

KITCHEN AREA 10' 9" (3.28m) x 9' 7" (2.92m):
A comprehensively re-fitted range of eye and base level units with varnished oak worktop surfaces. One and a half bowl single drainer sink unit with mixer tap fitting with retracting nozzle. Integrated slimline dishwasher, built-in double oven with five burner gas hob and extractor hood. Larder style drawer storage as well as additional corner storage solutions within the base level units. Concealed wall mounted central heating boiler. Matching built-in breakfast bar. Georgian style window to rear elevation.

DINING AREA 12' 9" (3.89m) x 11' 11" (3.63m):

Twin built-in storage cupboards within chimney recesses, one with glazed doors. Georgian style window and double doors leading to rear elevation. Wood effect flooring. Radiator.

FIRST FLOOR LANDING:

Access to loft space. Coved ceiling. Spindle balustrade galleried landing. Built-in double cupboard.

BEDROOM ONE 16' 10" (5.13m) x 11' 11" (3.63m):

Georgian style sash windows to front elevation. Radiator. Triple double width wardrobes. Coved ceiling. Radiator.

BEDROOM TWO 13' 8" (4.17m) x 11' (3.35m):

Georgian style window to rear elevation. Radiator. Triple double width wardrobes.

BEDROOM THREE 10' 5" (3.17m) x 7' (2.13m):

Georgian style window to rear elevation. Radiator. Coved ceiling. Large integrated storage area.



“A delightful example of this classically styled Collins home, situated in the heart of Highfield”

BEDROOM FOUR 10' 8" (3.25m) x 7' 1" (2.16m):
Large airing cupboard. Georgian style window.
Radiator.

BATHROOM:

A contemporary re-fitted suite comprising; panelled bath, separate quadrant style shower enclosure with thermostatic shower, low level w.c. with concealed cistern and vanity hand basin. Partly tiled wall surfaces. Wall mounted ladder style radiator/towel rail.

OUTSIDE:

The front garden has pedestrian steps and gently sloping ramp leading to the front and side elevations. Decorative stone chippings and a variety of flowers and shrubs. Side pedestrian access to the rear garden.

The rear garden is predominantly laid to lawn with an attractive patio area immediately adjacent to the rear of the property with outside tap and lighting. There is an additional brick built outside store as well as mature planting throughout and to the perimeter providing a further degree of privacy.

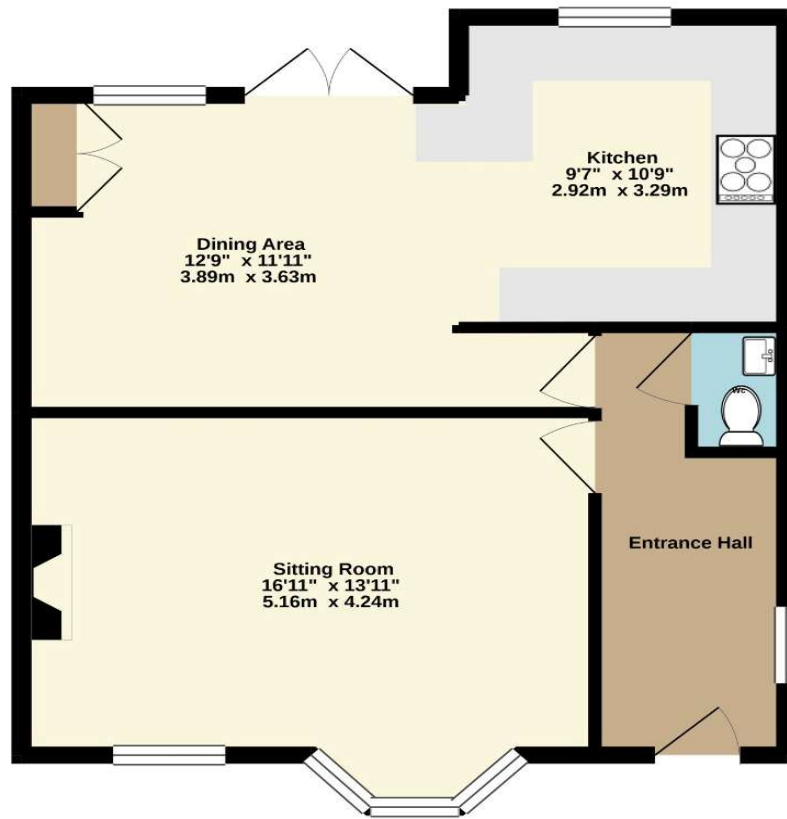
DIRECTIONS:

From our Offices in London Road proceed in a northerly direction along The Avenue. Proceeding for some distance take a right hand turning into Highfield Lane. Glebe Court can be found as a turning on the left hand side.

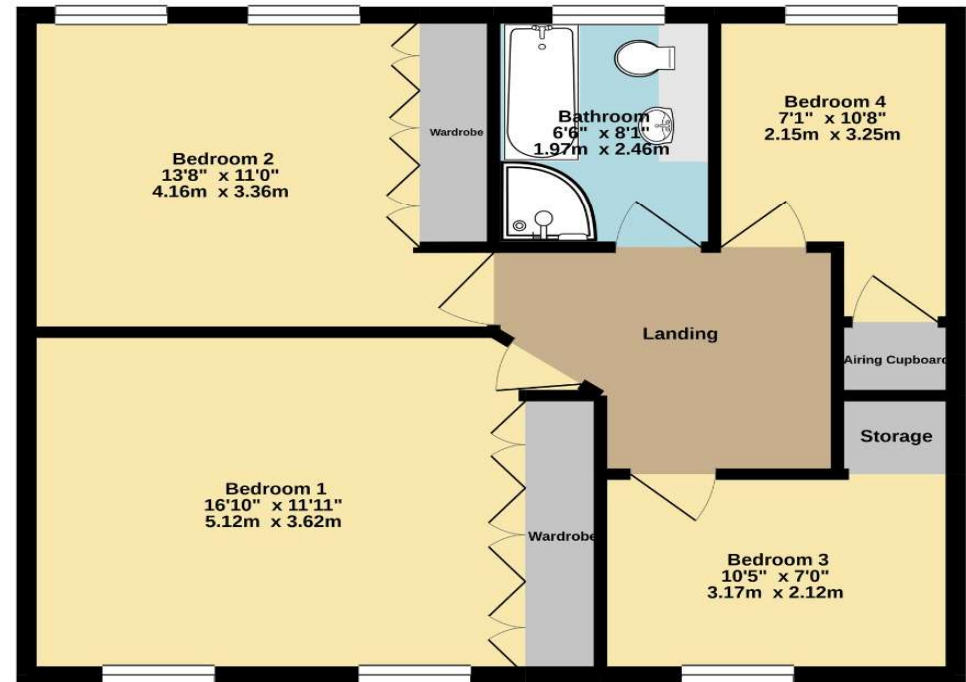




Ground Floor
541 sq.ft. (50.3 sq.m.) approx.



1st Floor
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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: £2,770.09

YEAR: 2025/2026

Reference

S8755/LT/170925/D3

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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