

Addison

ESTATE AGENTS









118 Locks Heath Park Road, Locks Heath, Southampton, SO31 6LZ

£725,000 Freehold

Offering exceptionally versatile accommodation arranged over two floors, with the majority of the living space conveniently positioned on the ground floor, this impressive chalet-style bungalow combines generous proportions with a wonderful sense of privacy and flexibility.

Approached via a substantial frontage, the property is well set back from the road and enclosed by an established laurel hedge, providing excellent privacy and a generous amount of off-road parking. There is also access to a large tandem-style double garage, complete with an electric door and EV charging point.

Upon entering, the generous entrance hall immediately creates a wonderful first impression, with an impressive line of sight extending from the front of the property through towards the rear garden. This sense of depth and space continues throughout the accommodation.

To the front of the ground floor are two excellent-sized double bedrooms, both offering comfortable and versatile accommodation, alongside a large, recently refitted bathroom complete with separate shower.

The spacious lounge is positioned towards the rear of the property and benefits from doors opening directly onto the garden. From here, there is access into a further extended area which provides exceptional versatility and could be utilised as an additional bedroom, home office, hobby room, playroom or simply as further reception space, depending on the requirements of the new owner.

The real heart of the home is undoubtedly the impressive extended kitchen/dining/family room, which spans the rear of the property. Designed to provide a fantastic space for everyday family life and entertaining, the room features an island, extensive room for dining and seating, and a stunning orangery-style roof lantern which floods the space with natural light. Doors open directly onto the rear garden, creating a wonderful connection between the house and outside space.

The first floor provides two further bedrooms, and a another bathroom with bath and separate shower. This arrangement makes the property particularly well suited to families, those requiring guest accommodation, or buyers looking for additional space for working from home.

Outside, the beautifully enclosed rear garden offers an excellent degree of privacy. A generous patio area provides the ideal setting for outdoor dining and entertaining, whilst a separate side section is currently home to a hot tub. The rear portion of the garden is particularly attractive, being tree lined and offering a more natural, secluded feel, as well as providing excellent shade during the warmer months.

The garden also offers significant potential for those looking to create additional outdoor accommodation, a home office, gym, studio or entertaining space, subject of course to any necessary planning permissions and consents.

Having been lovingly owned, extended and maintained by the current owner for approximately 20 years, the property offers a rare combination of substantial accommodation, flexibility, established outside space and excellent parking/garaging.

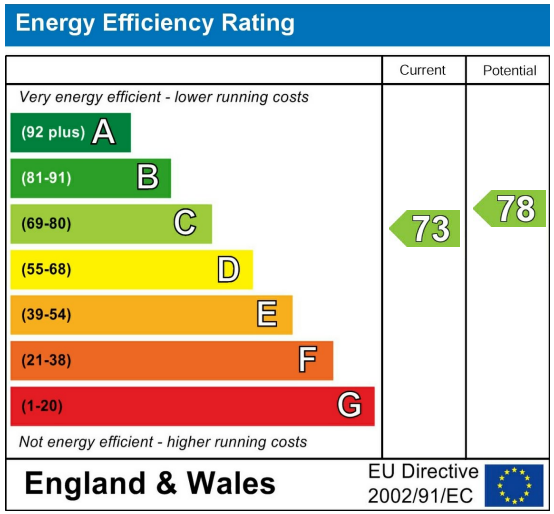
The location is equally appealing. Locks Heath Park Road is a highly sought-after non-estate position, conveniently situated within a short walk of Locks Heath Shopping Centre, providing a comprehensive range of shops, cafés, restaurants and everyday amenities. The surrounding area also offers excellent access to local schools, transport links and the wider south Hampshire coastline and countryside.

An exceptional and highly versatile home that must be viewed internally to fully appreciate the scale, layout and quality of accommodation on offer.





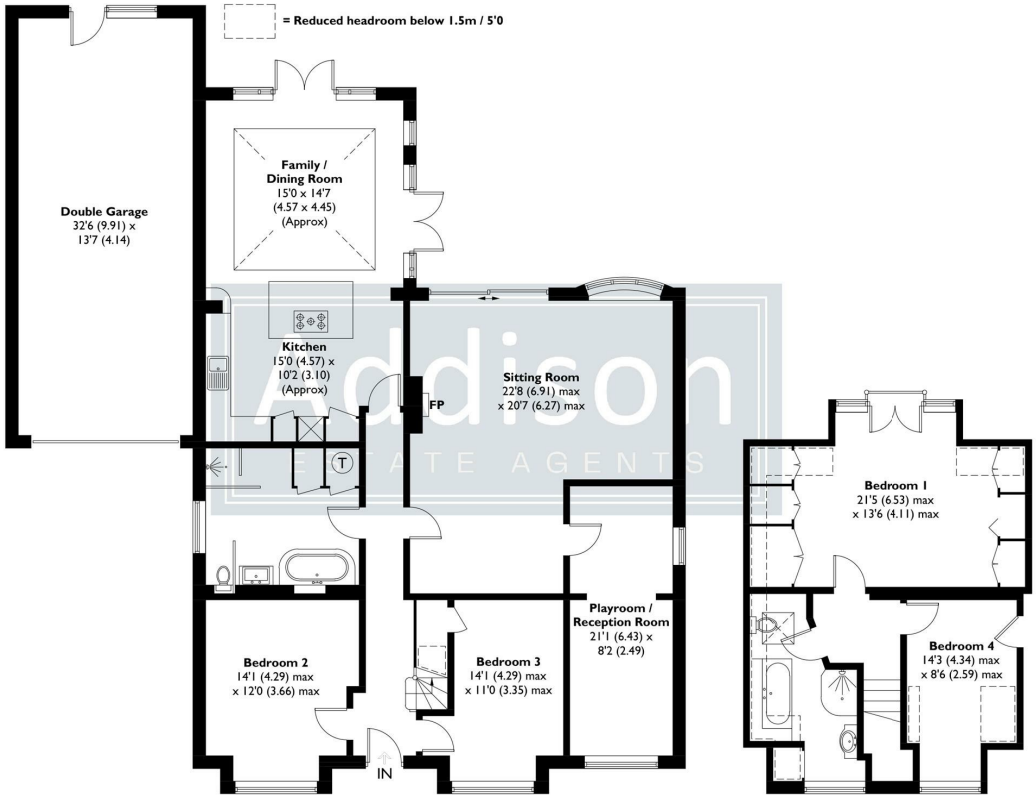




Further Information

Council Tax Band:
F

APPROXIMATE GROSS INTERNAL AREA = 2132 SQ FT / 198.1 SQ M
GARAGE = 443 SQ FT / 41.2 SQ M
TOTAL = 2575 SQ FT / 239.3 SQ M



GROUND FLOOR
1568 SQ FT / 145.7 SQ M

FIRST FLOOR
564 SQ FT / 52.4 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. Created by Emzo Marketing (ID1325885)

Produced for Addison Estate Agents

- Deceptively spacious chalet-style bungalow with exceptionally versatile accommodation
- Highly sought-after non-estate location on Locks Heath Park Road
- Lovingly owned, extended and maintained by the current owner for approximately 20 years
- Four bedrooms with excellent potential for a fifth bedroom, home office or additional reception room
- Impressive extended kitchen/dining/family room with island and stunning orangery-style roof lantern
- Two generous ground-floor double bedrooms plus two further bedrooms upstairs
- Large lounge with direct access onto the private rear garden
- Large tandem-style double garage with electric door and EV charging point
- Beautifully private, tree-lined rear garden with patio, hot tub area and potential for an outbuilding
- Generous frontage with excellent off-road parking, within a short walk of Locks Heath Shopping Centre

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.

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01489 668 999
sales@addisonestateagents.co.uk
www.addisonestateagents.co.uk