



Stanton Road, Regents Park, SO15 4HY
Southampton

£400,000

Property Type: Semi Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

- Extended Four Bedroom Semi-Detached Character Home
- Approximately 34Ft Dual-Aspect Lounge And Family Room
- Generous Kitchen And Dining Room
- Ground-Floor Modern Bathroom
- Additional First-Floor Bathroom
- Versatile Loft Room
- Conservatory Overlooking Rear Garden
- Generous Landscaped Rear Garden
- Off-Road Driveway Parking
- Sought-After Regents Park Location

Hamwic Independent Estate Agents are delighted to offer for sale this spacious and extended four-bedroom semi-detached character home, situated within the sought-after Regents Park area of Southampton.

Offering an impressive blend of period charm and practical family accommodation, the property features a superb approximately 34ft dual-aspect lounge/family room, generous kitchen/dining room, conservatory, ground-floor bathroom, four first-floor bedrooms, additional loft room and a beautifully established rear garden.

Character runs throughout the house, with bay windows, original timber doors, stained-glass details, picture rails, fireplaces and exposed flooring all contributing to the personality of the home. Further benefits include double glazed windows, gas central heating and off-road driveway parking.

Construction & Services

Brick Under Welsh Slate Roof Tiles

Mains Water / Mains Electric

Gas Central Heating

Double Glazed Windows

Council Tax Band C - Southampton City Council





Ground Floor - The property is approached via an open frontage providing off-road driveway parking, with potential to adapt the frontage for additional parking, subject to any necessary permissions. A useful external store sits alongside the entrance porch, where an original timber front door with attractive stained-glass panels opens into the hallway.

The entrance hall retains plenty of character, with original timber doors, engineered wood-effect flooring, understairs storage and stairs rising to the first floor.

The ground-floor bathroom forms part of the side extension and is generously proportioned, fitted with a modern white suite comprising a low-level WC, wash hand basin and P-shaped bath with mixer shower and screen.

A particular highlight is the impressive approximately 34ft lounge/family room, a substantial dual-aspect reception space with a front bay window and sliding doors opening into the conservatory. Character features include picture rails, coving and two fireplaces, including an attractive wood-burning stove.

The spacious kitchen/dining room features bespoke timber cabinetry, extensive work surfaces, ceramic sink and space for a range-style cooker. Velux-style roof lighting and glazed doors provide plenty of natural light, with direct access into the conservatory.

Overlooking the garden, the conservatory provides a useful additional reception area with double doors opening directly onto the patio and garden beyond.

First Floor - The first-floor landing continues the period feel of the home and provides access to four bedrooms and the family bathroom.

Bedroom One is a particularly attractive principal bedroom with front bay window, exposed timber flooring and fitted wardrobes positioned either side of the chimney breast.

Bedroom Two overlooks the rear garden and features an ornamental fireplace and useful built-in storage, while Bedroom Three is also positioned to the rear.

Bedroom Four forms part of the side extension and benefits from windows to both the front and rear, making it equally suitable as a bedroom, home office or children's room.

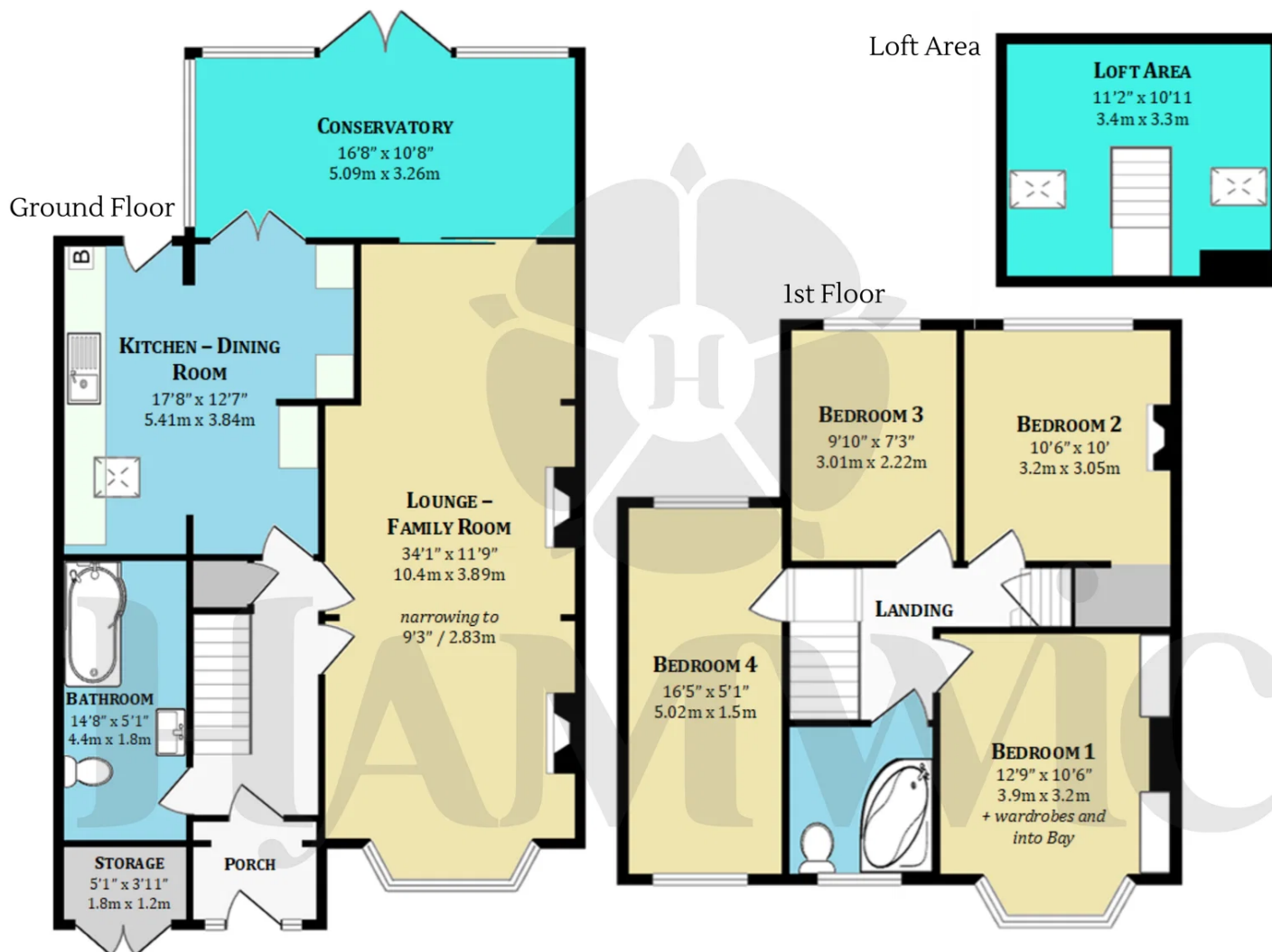
The family bathroom comprises a low-level WC with integrated compact wash basin and enclosed corner bath.

Loft Room - A fixed staircase leads to a useful boarded loft room with power, lighting, radiator, Velux-style windows and eaves storage. Due to the reduced head height, the room is best suited as a hobbies room, occasional workspace or ancillary area rather than formal bedroom accommodation.

Outside - The generous rear garden is a real feature of the property, offering an established and attractive outdoor setting. A paved patio provides space for seating and entertaining, opening onto a predominantly lawned garden with mature planted borders, pathways and a wide variety of shrubs, plants and small trees.

An ornamental brick-built fish pond with water feature creates an attractive focal point, while two garden sheds provide additional storage towards the rear.





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Trusted. Award Winning. Experts.

Hamwic Estate Agents

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

02380 663999

enquiries@hamwicestateagents.co.uk

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

