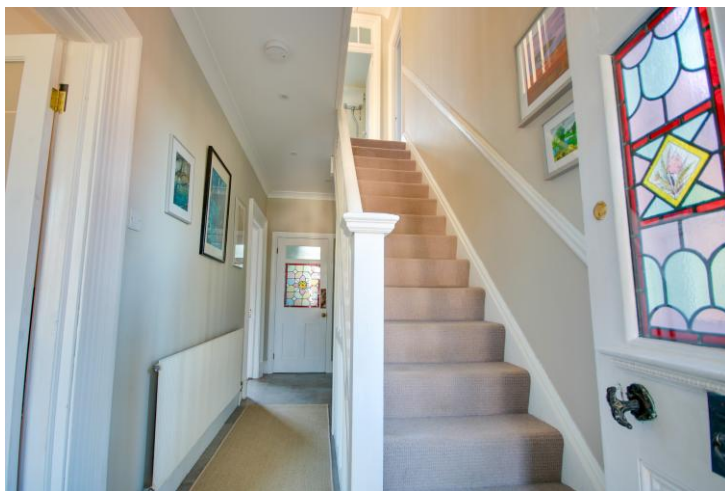




Bitterne
023 8042 2600



20 Dell Road, Bitterne Park, Southampton, Hampshire, SO18 1QS

Guide Price £475,000 Freehold

Draft Details Awaiting Vendor Approval



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Welcome to Dell Road! Please, come and say hello to this incredible detached residence, the original orchard house built in 1880 – if you are looking for a unique property positioned in the heart of Bitterne Park – you have now found it! This home has been lovingly restored by the current owners who have found the perfect balance between modern-day living and characterful charm. The garden is a showstopper. It was landscaped in 2020 and is now a truly beautiful and tranquil escape. Arranged over tiers, there are spots to host the perfect BBQ, the best dinner parties and there at the top sits "Dingley Heights" – an insulated summer house with power connected. The views are breathtaking and can only be truly appreciated in person. The plot to front is also fully enclosed, useable and offers off-road parking. During the restoration, the vendors made sympathetic choices towards the era of the home, replacing the windows with reminiscent of Crittall style windows, these frame the spectacular views throughout the property perfectly. The roof was replaced with gorgeous slate tiles. You are welcomed to the property via an original-style entrance porch and a beautiful stained-glass front door opening into the hall. The huge architraves are one of the first features to notice – enhancing the charm of this property. The lounge is positioned at the front with a large box bay window and a wood burner. The separate dining room is flooded with natural light from the French doors that open into the rear garden – blending indoor and outdoor living. The kitchen offers a rustic cottage feel with timeless shaker-style cabinetry. This leads into the multi-functional sun room – the perfect place to enjoy your morning coffee. There is space and plumbing here for your utilities. There is also a downstairs shower room. Upstairs will continue to impress with three well-proportioned bedrooms and a family bathroom – featuring a high cistern WC. The loft offers a great opportunity to convert, already fully boarded with a window to the rear. This home is offered with NO FORWARD CHAIN and viewing is strongly advised.

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Approach:

Pedestrian stable-style gate leading to path, lawn to side Iroko hardwood stairs leading to front of property, alternative vehicular access with double gates to front and block paved driveway providing off road parking for multiple vehicles.

Entrance Porch:

Original style double doors, vaulted style ceiling, original door with stained glass feature opening to:

Entrance Hall:

Smooth and coved ceiling with inset spotlights, double glazed window to side, stairs rising to first floor with storage under, radiator, doors to:

Shower Room:

Original style door with restored stained glass feature, double glazed obscured window to rear, three-piece suite comprising: WC, wash hand basin and shower cubicle with mains fed shower, fully tiled walls, heated ladder towel rail.

Lounge

11' 4" (3.45m) into bay x 11' 8" (3.56m)::
Smooth and coved ceiling, double glazed box bay window to front, vertical open column radiator, wood burner, original style fire place, laminate floor.

Dining Room

11' 10" (3.61m) max reducing to 10'3" (3.12m) x 11' 8" (3.56m)::
Smooth and coved ceiling with inset spotlights, double glazed French doors opening into garden, vertical open column radiator, laminate floor.

Kitchen

10' 10" (3.30m) x 9' 7" (2.92m)::
Panelled ceiling with inset spotlights, double glazed window to side, shaker-style base and drawer units with work surface over, bowl and a half ceramic sink with drainer inset, space for cooker and fridge/freezer, built-in dresser unit, vertical graphite radiator, stable-style door to rear.

Utility/Sun Room

5' 5" (1.65m) x 16' 3" (4.95m)::
Polycarbonate roof, UPVC double glazed windows to side and rear enjoying views of the garden, space and plumbing for washing machine and tumble dryer with solid wood surface over.

Landing:

Smooth and coved ceiling with inset spotlights, double glazed window to front, hatch providing access to loft space via wooden pull down ladder, radiator, original panelled doors to:

Master Bedroom

11' 11" (3.63m) max reducing to 10'8" (3.25m) x 11' 9" (3.58m)::
Smooth and coved ceiling, double glazed window to front enjoying elevated views, open column radiator, laminate floor.

Bedroom Two

11' 11" (3.63m) max reducing to 10'8" (3.25m) x 11' 9" (3.58m)::

Smooth and coved ceiling, double glazed window to rear enjoying views across the rear garden, open column radiator, laminate floor.

Bedroom Three

9' 11" (3.02m) x 6' 8" (2.03m)::
Smooth ceiling, double glazed window to side enjoying far reaching views, open column radiator, laminate floor.

Bathroom :

Smooth ceiling, double glazed obscured window to rear, three-piece suite comprising WC with high-level cistern, wash hand basin and panel enclosed bath with shower screen and mains fed shower over, metro-style tiling, heated ladder towel rail.

Loft Room

16' 1" (4.90m) x 13' 8" (4.17m)::
Ripe for conversion, double glazed window to rear overlooking garden, fully boarded. Note: this measurement is not the full extent of the loft.

Rear Garden:

Spectacular westerly aspect rear garden, boasting tranquillity and envious views. Landscaped in 2020 and showcasing repurposed materials at their finest, arranged over sociable tiers and blending natural charm with mature shrubs and flower beds. Fully enclosed with gated side access, bespoke shed, sweeping lawned steps leading to first tier (slabbed steps as alternative route). Barbeque area finished with neat patio, Butler sink feature. Steps leading to the 'party terrace'! Gorgeous patio space enjoying breath-taking views. Pergola providing sheltered dining space, decked steps leading to: 'Dingly Heights'.

Dingley Heights/Summer House:

Fully insulated summer house with UPVC double glazed French doors to front opening onto decked terrace, UPVC double glazed obscured window to rear, UPVC double glazed door to side, power connected.

Agent's Note:

Basement level void - suitable for storage. Currently accessed via hatch under the stairs on the ground floor.

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 Field Palmer.

Council Tax Band

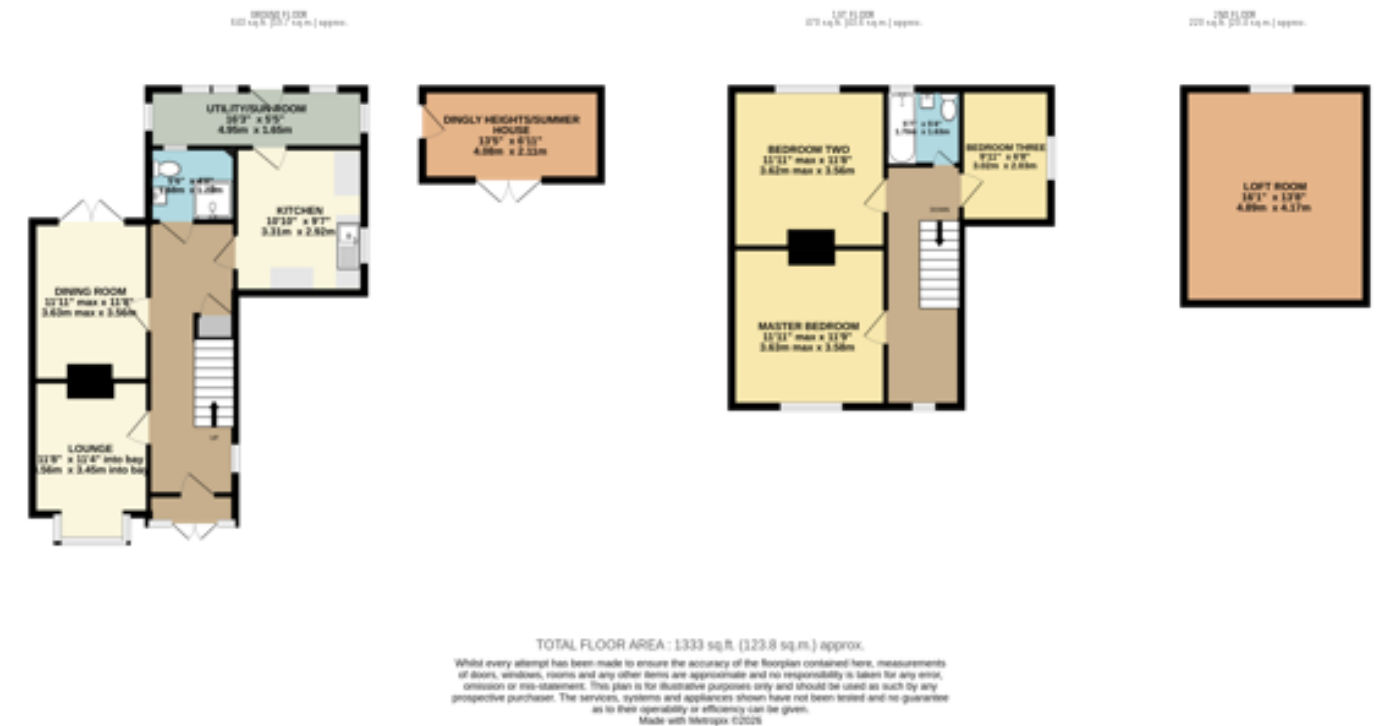
Band D

Sellers Position

No Forward Chain

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



Bitterne

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SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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