



HUNTERS[®]
HERE TO GET *you* THERE



Bullar Road, Southampton

Offers In Excess Of £550,000



Situated on the highly sought-after Bullar Road in Southampton, this substantial four-bedroom detached period home offers spacious and versatile accommodation, complemented by a superb detached two-bedroom annexe positioned at the rear of the generous garden.

The main house retains a wealth of character while providing comfortable, modern family living. The ground floor features two well-proportioned reception rooms, offering flexible space for relaxing, dining or working from home, together with a fitted kitchen providing direct access to the rear garden.

The first floor comprises four generously sized bedrooms, all served by a family bathroom.

Outside, the attractive rear garden is predominantly laid to lawn with patio areas, creating an ideal setting for outdoor dining and entertaining.

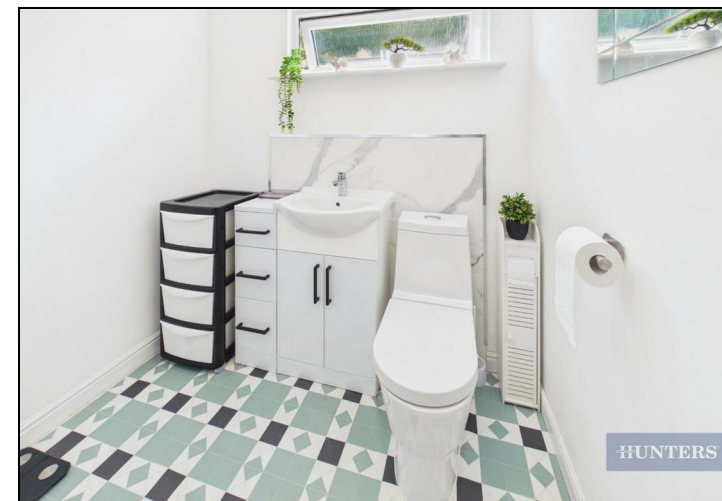
A standout feature of this property is the detached two-bedroom annexe, offering its own independent living accommodation complete with a cosy log burner. The annexe is ideal for multi-generational living, guest accommodation, a home office, studio or potential rental opportunity, subject to any necessary consents. Importantly, the annexe does not have a separate council tax liability, providing a valuable ongoing financial benefit for the new owner.

This version reads more professionally while making the no separate council tax aspect a clear selling point without overemphasising it. If the annexe also has its own kitchen and bathroom, it's worth mentioning those too, as they significantly increase its appeal.

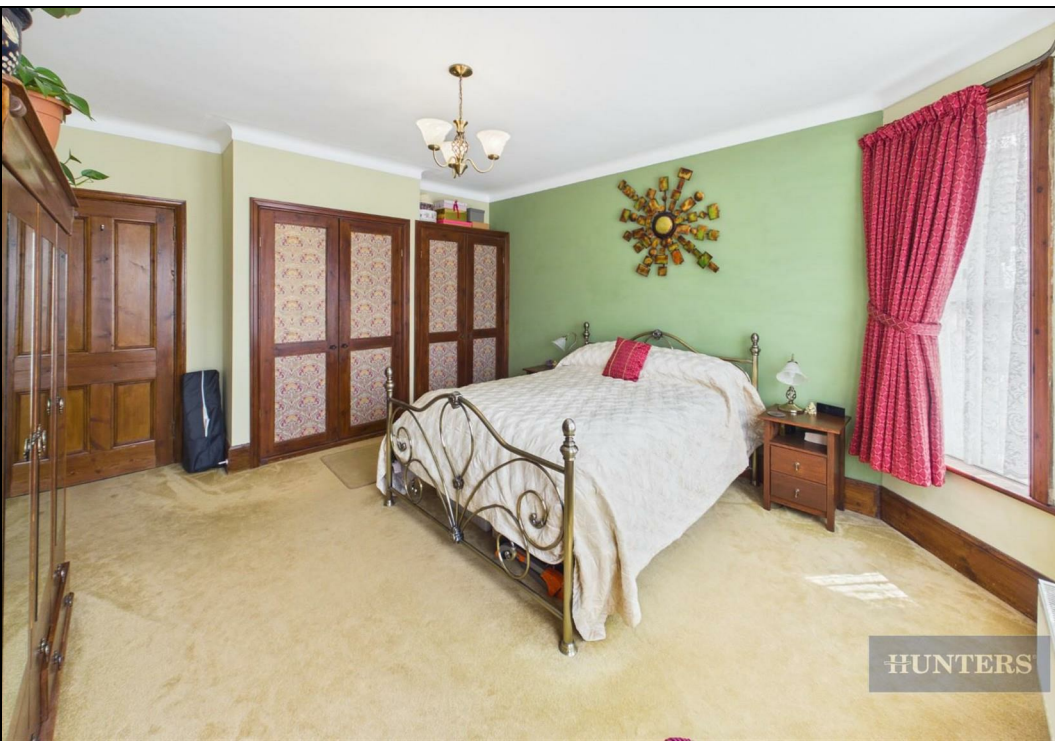
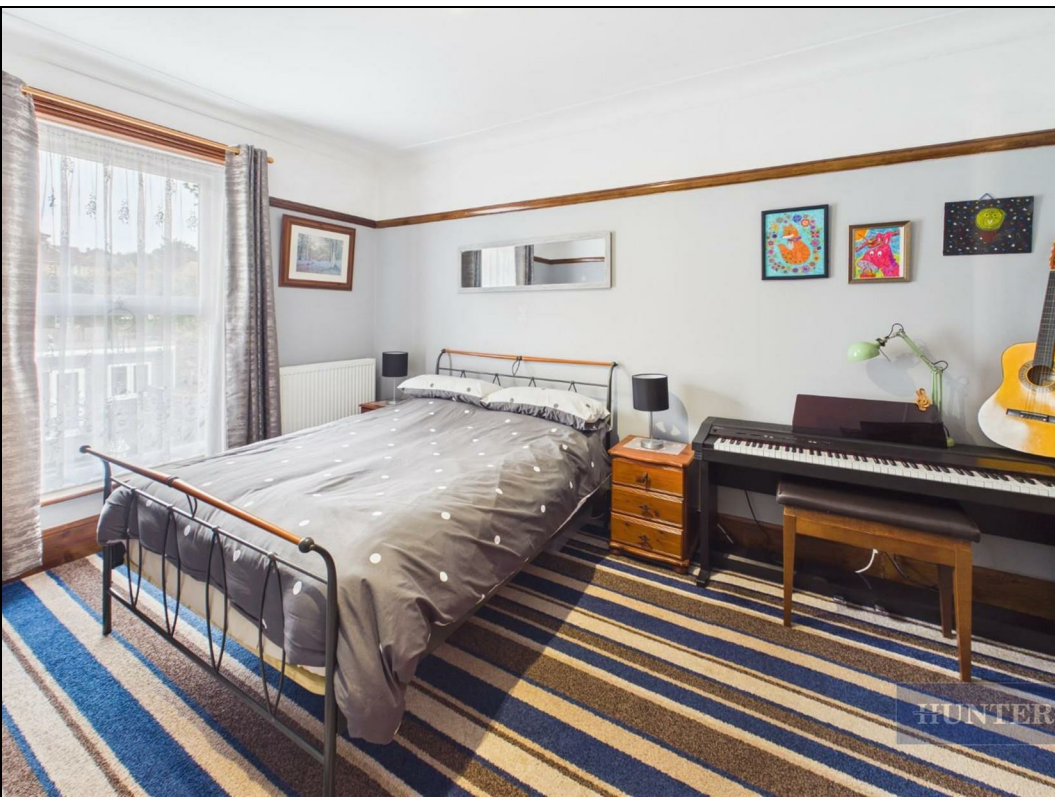
The property falls within the catchment area for the highly regarded Bitterne Park Primary and Bitterne Park Secondary schools. Bullar Road enjoys a highly convenient location with excellent access to Southampton city centre, Southampton Central railway station and the M27 motorway. A wide range of local supermarkets, shops, restaurants and leisure facilities, are all within easy reach, while Southampton Common & the University of Southampton are also close by.

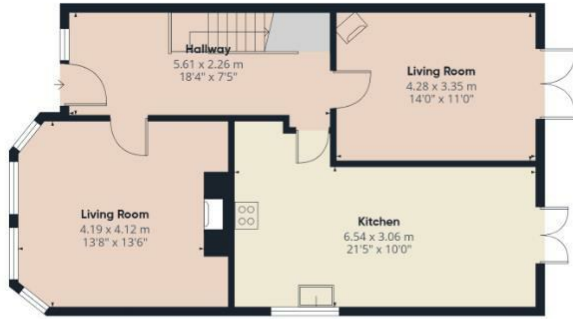
KEY FEATURES

- Four-bedroom period property + A two-bedroom annexe
- Two separate reception rooms in the main property
 - Two bathrooms
 - Character features throughout
- Spacious and versatile accommodation
 - Large enclosed rear garden
- Purpose-built garden cabin with a range of potential uses
- Convenient location close to local amenities, transport links and Southampton city centre
 - Well-proportioned bedrooms offering flexible accommodation
- Convenient access to Southampton Common, the University of Southampton and local schools

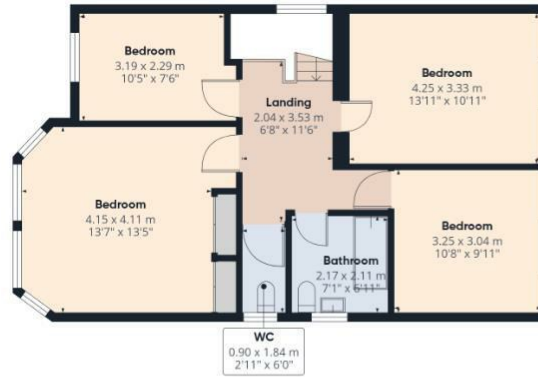








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

178.6 m²
1923 ft²

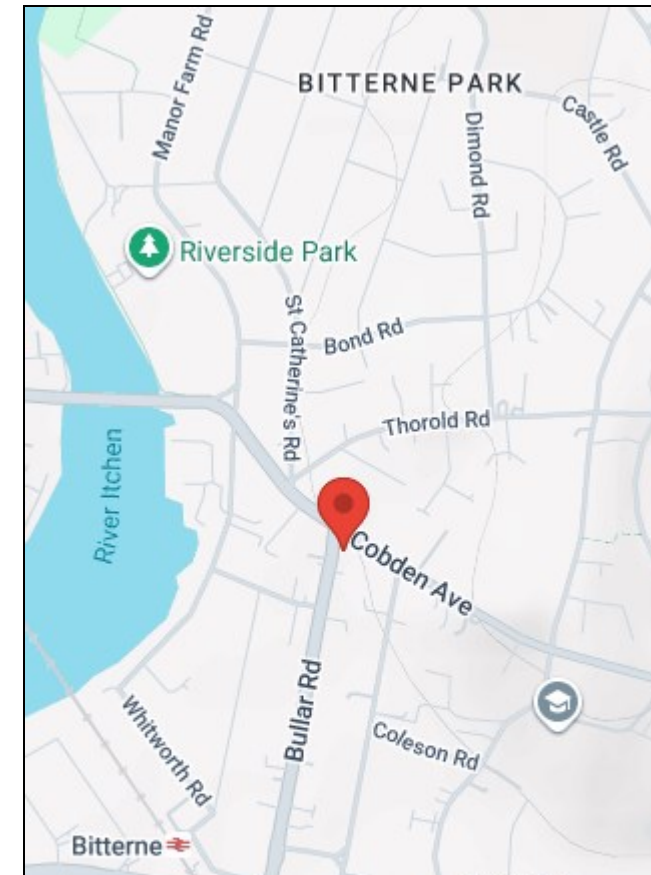
Balconies and terraces

19.6 m²
211 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Ground Floor Building 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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