





2 Darlington Gardens
Upper Shirley
Southampton
Hampshire
SO15 5HG

5 bedrooms Freehold

An extended detached family home situated in a very popular residential street in the Upper Shirley district.



ESTABLISHED 1900



DESCRIPTION:

The accommodation is laid out over two floors and comprises: entrance hall, sitting room, separate dining room, fitted kitchen, study/fifth bedroom and shower room on the ground floor. To the first floor there are four bedrooms and family bathroom. Externally there is off road parking and a well proportioned rear garden. Further benefits include double glazing and gas central heating.

LOCATION:

Darlington Gardens is situated in the ever popular Upper Shirley residential area of Southampton. This family home is conveniently located for educational needs with a variety of schooling nearby including King Edward VI independent school. Recreational facilities are well catered for locally with Southampton Common with over 300 acres of parkland and the Sports Centre nearby providing access to an artificial ski-slope, cricket and football pitches. There is a wide range of shopping facilities in Southampton City Centre as well as excellent travel connections with the M3 and M27 motorways easily accessed nearby. Southampton boasts a mainline rail station giving easy access to London (Waterloo).



ENTRANCE HALL:

Double glazed window to front aspect. Smooth ceiling. Picture rail. Radiator. Stairs to first floor. Under stairs storage cupboard. Wood effect flooring. Doors to:-

SITTING ROOM:

Double glazed bay window to front aspect. Coving to smooth ceiling. Feature fireplace with inset electric fire. Radiator. Wood effect flooring.

DINING ROOM:

Double glazed door opening onto rear garden. Double glazed windows to rear aspect. Textured ceiling. Picture rail. Built-in cupboards to chimney recess. Radiator. Wood effect flooring.

KITCHEN:

Double glazed windows to side and rear aspects. Smooth ceiling. Single drainer sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units with wood block work surface over. Space and plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Radiator. Door to rear garden.

BEDROOM FIVE/STUDY:

Double glazed window to front aspect. Smooth ceiling. Radiator.

GROUND FLOOR SHOWER ROOM:

Double glazed obscure glass window to rear aspect. Smooth ceiling. Extractor. Tiled walk-in shower cubicle, wash basin with mixer tap and low level flush w.c. Heated towel rail.

FIRST FLOOR LANDING:

Smooth ceiling. Loft hatch. Picture rail. Doors to all rooms.

BEDROOM ONE:

Double glazed bay window to front aspect. Textured ceiling. Picture rail. Radiator. Built-in wardrobes to chimney recesses.

BEDROOM TWO:

Double glazed window to rear aspect. Textured ceiling. Picture rail. Radiator. Built-in wardrobes to chimney recesses.

BEDROOM THREE:

Double glazed window to rear aspect. Textured ceiling. Picture rail. Radiator.



“Conveniently located within reach of local amenities and Southampton Common”

BEDROOM FOUR:

Double glazed windows to front and rear aspects. Double glazed Velux window to side aspect. Smooth ceiling. Two radiators.

BATHROOM:

Double glazed obscure glass window to front aspect. Smooth ceiling. Shower bath with mixer tap and shower over, wash basin and low level flush w.c. Radiator. Part tiled walls.

OUTSIDE:

The front garden is principally laid to loose stones and enclosed by a low brick wall with tarmac driveway and storm porch over main entrance door.

The rear garden is fully enclosed and principally laid to lawn with paved patio seating area. Outside tap.

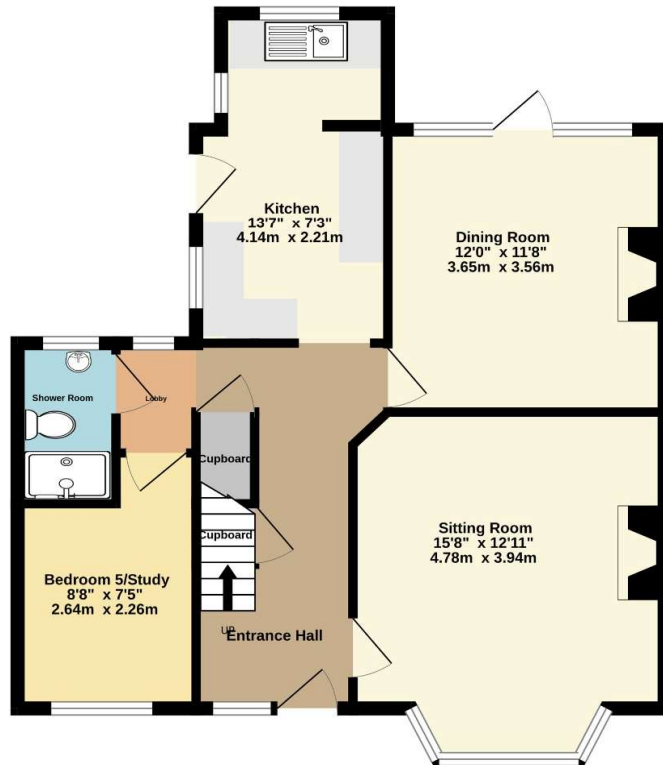
DIRECTIONS:

From our office in London Road proceed in a northerly direction along The Avenue, taking a left hand turning into Archers Road. Upon reaching the traffic lights, take a right hand turning into Hill Lane and after proceeding along Hill Lane for some distance take a left hand turning into Raymond Road. Continue past the shops into St James Road. Darlington Gardens can be found as a turning on the right hand side.

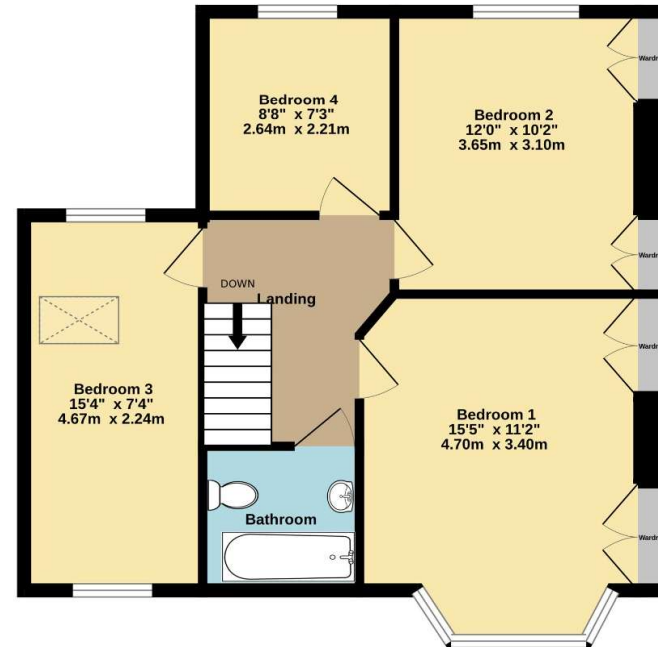




Ground Floor



1st Floor



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: D
CHARGE: £2,381.48
YEAR: 2026/2027

Reference

S8911/SD/120526/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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Country & Individual Homes

*Pearsons Estate Agents, Pearsons 58-60 London Road, Southampton, SO15 2AH
023 8023 3288 southampton@pearsons.com www.countryandindividualhomes.com*