

SALE AGREED



Addison
ESTATE AGENTS



78 Church Road, Locks Heath, Southampton, SO31 6LQ

£475,000 Freehold

SOLD THROUGH OFF-MARKET MARKETING. CONTACT ADDISON ESTATE AGENTS TO DISCUSS HOW OUR TAILORED APPROACH COULD HELP WITH YOUR SALE.

Situated within a highly sought-after NON-ESTATE location on Church Road in the heart of Locks Heath, this absolutely gorgeous 1930s SEMI-DETACHED CHARACTER HOME beautifully combines PERIOD CHARM with stunning MODERN FAMILY LIVING.

The property has been thoughtfully enhanced by the current owners whilst retaining many original features synonymous with homes of this era. To the front of the property is a charming lounge featuring a quaint OPEN LOG BURNER creating a warm and inviting atmosphere.

To the rear lies the true heart of the home – a spectacular EXTENDED KITCHEN/FAMILY SPACE completed in 2017. The tastefully modernised kitchen has been sympathetically updated in keeping with the age of the property and opens directly into the breathtaking VAULTED CEILING entertaining area, creating a fantastic open-plan environment ideal for both families and hosting guests. This impressive space enjoys direct access and views onto the rear garden.

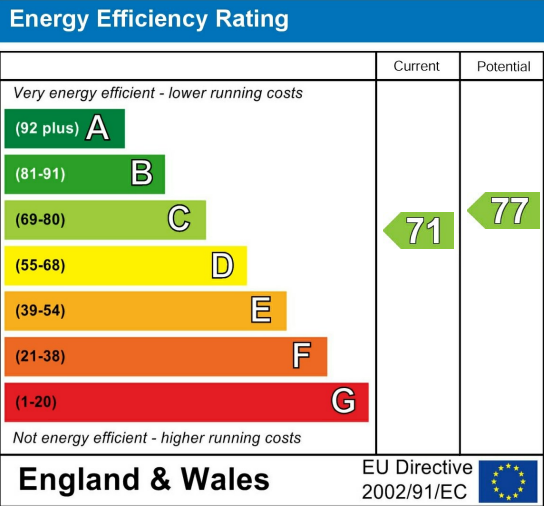
Further ground floor accommodation includes a separate UTILITY ROOM and DOWNSTAIRS CLOAKROOM.

Upstairs, the property offers THREE GENEROUS BEDROOMS alongside a stylish MODERN FAMILY BATHROOM.

Externally, the rear garden is a truly standout feature, offering an AMAZING SIZE rarely associated with properties in this location. Positioned to the rear is a substantial OUTBUILDING currently arranged as a HOME OFFICE and WORKSHOP, providing excellent versatility for home working or hobbies.

To the front, a LANDSCAPED DRIVEWAY provides ample OFF-ROAD PARKING.

The property occupies an exceptionally convenient position within a stone’s throw of Locks Heath Shopping Village, whilst also benefiting from excellent SCHOOLING FACILITIES and superb COMMUTER LINKS nearby.



Further Information

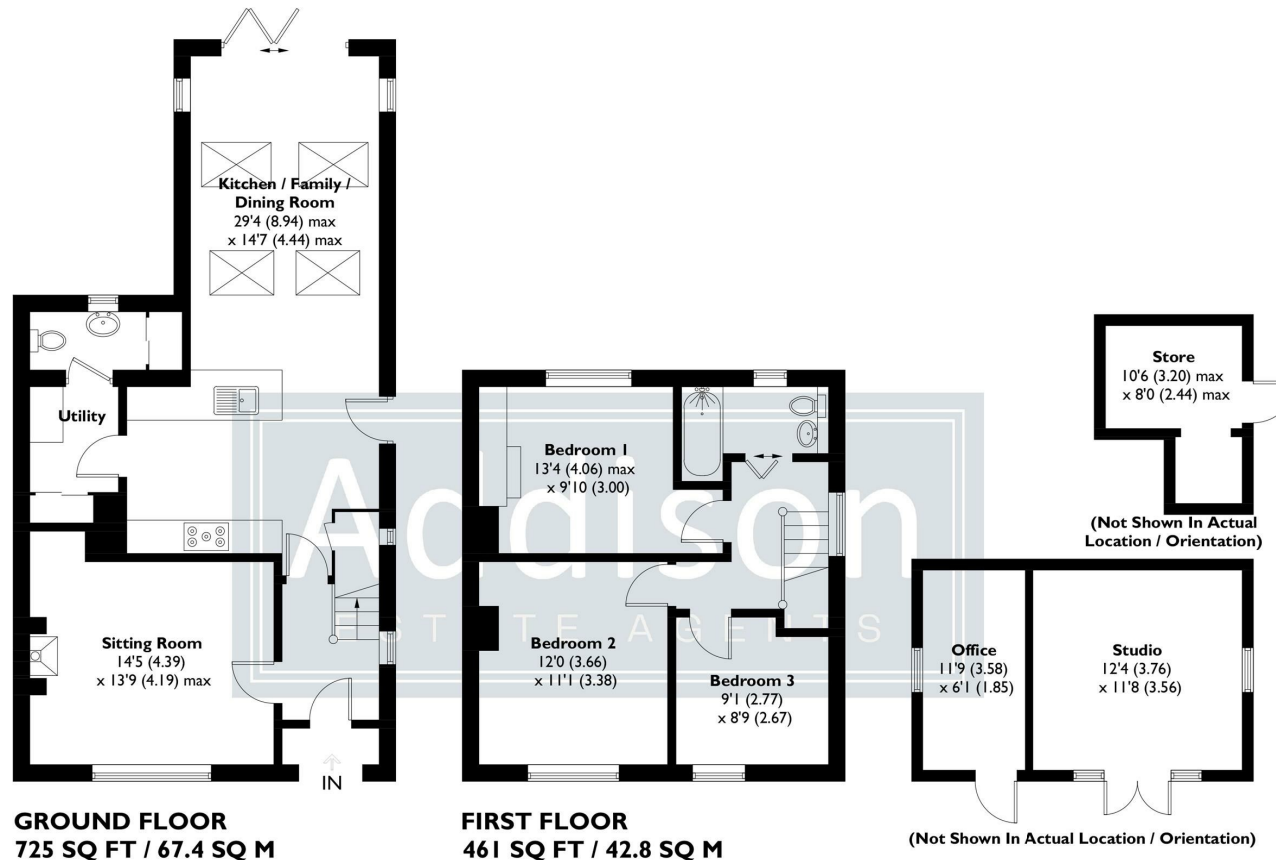
Council Tax Band:
C

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 1171 SQ FT / 108.8 SQ M
OUTBUILDING = 288 SQ FT / 26.8 SQ M
TOTAL = 1459 SQ FT / 135.6 SQ M



- Stunning 1930s SEMI-DETACHED CHARACTER HOME
- Highly sought-after NON-ESTATE position on Church Road, Locks Heath
 - Beautifully extended VAULTED CEILING kitchen/family entertaining space
- Tastefully modernised kitchen sympathetic to the age of the property
 - Charming lounge with OPEN LOG BURNER
 - Separate UTILITY ROOM and DOWNSTAIRS CLOAKROOM
- THREE GENEROUS BEDROOMS and modern family bathroom
 - Exceptional rear garden with versatile HOME OFFICE/WORKSHOP outbuilding
- Landscaped SHINGLE DRIVEWAY providing ample OFF-ROAD PARKING
- Walking distance to Locks Heath Shopping Village, excellent schools and commuter links

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 (ID1302455)
Produced for Addison Estate Agents

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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