



ESTABLISHED 1900

Bladon House, 2a Arthur Road, Southampton, Hampshire, SO15 5DY

Country & Individual Homes



Bladon House
2a Arthur Road
Southampton
Hampshire
SO15 5DY

5 bedrooms
Freehold

*Set within secluded gardens
and located within easy reach
of Southampton city centre
and the Central Train Station,
this modern detached family
home.*



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DESCRIPTION:

The accommodation is laid out over three floors and comprises: entrance hall, cloakroom, study, spacious sitting room, separate dining room and fitted kitchen with integrated appliances. To the first floor there are three bedrooms with en-suite facilities to bedroom one as well as the family bathroom. There are two further bedrooms on the second floor and a separate shower room. Externally there is off road parking for multiple vehicles and secluded gardens. The property also benefits from double glazing and gas central heating.

LOCATION:

Arthur Road is located in the Shirley area of the city within close proximity to all local amenities including local shopping on Shirley High Street, well regarded schooling, Southampton Central train station and the city centre. Bedford Place with its variety of restaurants, bars and boutiques is also close at hand and access to the M27 and M3 motorway links are within comfortable travelling distance.

ENTRANCE HALL:

Plaster coving to smooth ceiling. Radiator. Stairs to first floor. Wood flooring. Doors to all rooms.

STUDY:

Double glazed window to front aspect. Coving to smooth ceiling. Radiator.



CLOAKROOM:

Double glazed obscure glass window to side aspect. Coving to smooth ceiling. Wash basin with mixer tap and low level flush w.c. Tiled flooring. Radiator.

SITTING ROOM:

Double glazed window to side aspect. Double glazed door opening onto rear garden with full height double glazed windows to either side. Plaster coving to smooth ceiling. Feature fireplace with inset living flame gas fire. Two radiators.

DINING ROOM:

Double glazed window to side aspect. Plaster coving to smooth ceiling. Radiator.

KITCHEN:

Double glazed windows to front and side aspect. Coving to smooth ceiling with recessed lighting. Single drainer one and a half bowl sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units. Integrated dishwasher and washing machine. Built-in double oven and combi microwave. Fitted five ring gas hob with extractor over. Integrated cabinet door TV. Double glazed French doors opening onto garden. Tiled flooring.

FIRST FLOOR LANDING:

Stairs to second floor. Coving to smooth ceiling. Airing cupboard housing hot water tank. Doors to all rooms.

BEDROOM ONE:

Double glazed window to front aspect. Coving to smooth ceiling. Radiator. Built-in wardrobes. Door to:-

EN-SUITE SHOWER ROOM:

Double glazed obscure glass window to rear aspect. Coving to smooth ceiling. Extractor. Vanity wash basin with mixer tap and drawers under, low level flush w.c. and tiled double shower cubicle with rainfall shower head and separate shower attachment. Heated towel rail. Part tiled walls. Tiled flooring.

BEDROOM TWO:

Double glazed window to front aspect. Coving to smooth ceiling. Radiator. Built-in wardrobe.

BEDROOM THREE:

Double glazed window to front aspect. Coving to smooth ceiling. Radiator. Built-in wardrobe.

BATHROOM:

Double glazed obscure glass window to side aspect. Coving to smooth ceiling. Extractor. Over-sized bath with mixer tap, rainfall shower head and shower attachment over, dual sink units with mixer tap and cupboard under and low level flush w.c. Radiator. Part tiled walls. Tiled flooring.



“Offered for sale in first class decorative order throughout”

SECOND FLOOR LANDING:

Double glazed Velux window to side aspect. Loft hatch.
Smooth ceiling. Door to:-

LOBBY:

Smooth ceiling. Doors to all rooms.

BEDROOM FOUR:

Double glazed window to front aspect. Smooth ceiling.
Radiator. Two sets of built-in wardrobes.

BEDROOM FIVE:

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

SHOWER ROOM:

Smooth ceiling. Extractor. Wash basin with mixer tap, low
level flush w.c. and tiled walk-in shower cubicle with rainfall
shower head and separate shower attachment. Heated
towel rail. Tiled flooring.

OUTSIDE:

The front garden has double gates leading to driveway
offering off road parking for multiple vehicles. Path to main
entrance door. Gated pedestrian access to the rear garden.

The rear garden is fully enclosed and principally laid to lawn
with paved patio seating area. Outside tap. Garden shed.
Summer house. The garden is populated with a variety of
mature plants, shrubs and small trees.

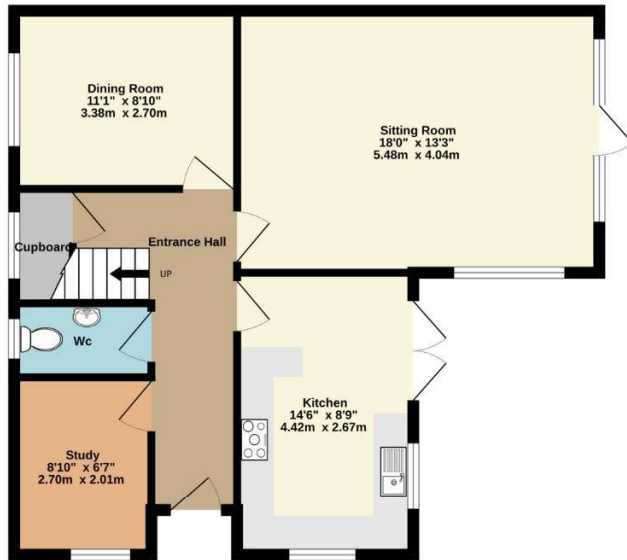
DIRECTIONS:

From Pearsons office in London Road proceed into Carlton
Crescent, turning left at the end of the road and immediately
right into Wilton Avenue. Continue to the end of the road
turning left onto Hill Lane. Take the second turning on the
right into Languard Road and Arthur Road can be found as a
turning on the right hand side and the property is on the
right as indicated by a Pearsons for sale board.

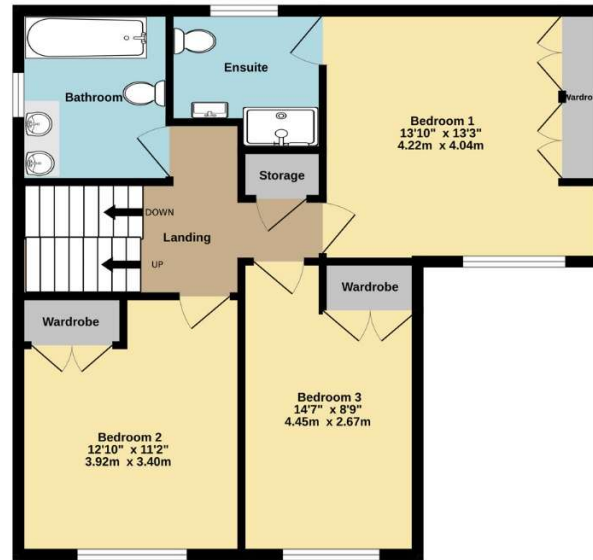




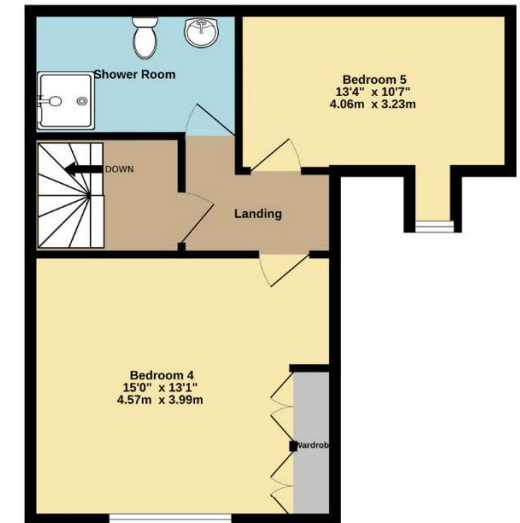
Ground Floor



1st Floor



2nd 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: E

CHARGE: £2,910.70

YEAR: 2026/2027

Reference

S8961/SD/130726/D2

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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