



CHARLES POWELL
ESTATE AGENTS

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Longridge
Bassett
£895,000

“When we first viewed this house we were excited by the potential it offered and the lovely neighbourhood, we immediately fell in love with the garden and the peaceful setting that still enchants us today.”



“We often go for walks on the golf course and the easy access to the motorways means we can travel to so many places easily. We have enjoyed all the benefits of living two miles from the city centre but now after many happy years, we are moving to the countryside”

Longridge Bassett SO16 7FJ

Summary of Features

- ✦ A beautifully presented detached property
- ✦ Stunning open plan layout with stylish decor
- ✦ Quality designer kitchen
- ✦ Superb master bedroom with a large balcony, dressing room and en-suite
- ✦ Exquisite bathrooms
- ✦ Integral double garage
- ✦ Plot of a quarter of an acre
- ✦ Southerly facing rear garden

Introduction

Undoubtedly one of the finest houses we have seen in the area. This immaculately presented four/five bedroom detached residence is situated on a quarter of an acre mature plot in a highly favoured location on the west side of The Avenue close to the city golf course. This sought after neighbourhood was developed in the 1950's when two large houses were demolished and now offers an appealing range of individual, high value properties with unique character and identity. The most appreciative of purchasers will be impressed with the tasteful decor and the bespoke quality kitchen that is an outstanding feature of this fine home. Boasting a stunning open plan ground floor layout with full width bi-fold doors overlooking the mature garden, this property has been meticulously designed to take full advantage of the southerly aspect found to the rear. The stylish master bedroom suite that comprises a dressing room and en-suite bathroom is further enhanced with a large contemporary glass panelled balcony enjoying delightful views. Inset LED lighting found around the soffits create an attractive and atmospheric scene at nightfall.

Description

An oak door with double glazed side panels opens to the spacious reception hall that creates an impressive entrance. You are immediately greeted by the most stylish open plan design with a ceramic tiled floor that flows seamlessly throughout the ground floor. A contemporary styled oak staircase with glass panels ascends to the first floor, a door communicates through to the integral garage and there is a useful double coats cupboard. The cloakroom is fitted with a modern designer white suite. The stunning centrepiece of the ground floor layout is the lounge/dining room that has ample space for a table and chairs. Full width bi-fold doors have delightful views of the garden that allow natural light to flood in. An open aspect leads to the sitting room that is positioned to the left of the house and similarly has bi-fold doors overlooking the garden and is carpeted for comfort. A low level recessed log burning stove is adorned with a marbleite tiled surround ensuring a cosy atmosphere on winter nights. The quality kitchen features wood and gloss white fronted wall and base units by Cathedral from their Zebrano range complemented by quartz work surfaces

that incorporate a sink unit, a mixer tap and a Quooker tap for instant boiling water. The matching island unit incorporates a breakfast bar with a quartz work surface and an additional sink unit whilst LED plinth lighting adds a stylish touch and ceiling speakers are linked to the Sonos system. Fitted appliances include an oven/grill, a microwave, coffee machine, plate warming drawer and a five ring induction hob with an extractor hood, there are also twin fridges and freezers. The utility room has a matching quartz work surface with an inset sink, space for a tumble drier and wine cooler with plumbing for a washing machine provided. On the first floor the central landing features a glass panelled staircase with three front aspect windows, a loft hatch and a linen cupboard. The master suite boasts a larger than average bedroom that has the luxury feature of bi-fold doors opening to the glass panelled balcony enjoying delightful views with a spiral staircase leading down to the patio. An open aspect from the bedroom links to the dressing room that benefits from wardrobes fitted to one entire wall with a matching dressing table and a full height shelved shoe cupboard (the dressing room could be utilised as a fifth bedroom if desired). The sumptuous en-suite bathroom is beautifully appointed displaying a stylish contemporary suite comprising a large bath with twin cushioned headrests, a walk-in wet room shower with a glass screen, rainfall shower head and a separate mixer attachment, close coupled WC and a wash basin with a mirror and striplight together with fully tiled walls and floor. Bedroom two is a large double featuring a sloping ceiling incorporating a dormer window and fitted wardrobes to one entire wall. Low level doors allow access to under eaves storage space and a door leads to the en-suite shower room that has a modern three piece white suite with fully tiled walls. Bedroom three is a comfortable double and has views over the garden with the added advantage of a fitted double wardrobe and an en-suite shower room. Bedroom four is also double in size with views over the garden and has a fitted wardrobe. The quality family bathroom features a stylish modern suite with fully tiled walls.

Outside

The plot is a quarter of an acre in size and the front garden has a brick paved driveway affording off road parking for several vehicles. The integral double garage is approached via a full width door allowing easy access for larger cars. Established shrubs and trees provide a high degree of natural seclusion and an ornate wrought iron gate found to the right of the house leads to the rear garden. Enjoying an

approximate southerly facing aspect, the rear garden has an attractive outlook with an excellent degree of privacy. The large paved patio extends the full width of the house and offers the perfect setting for al fresco dining and relaxing on sunny days and warm evenings. A spiral staircase leads down from the balcony and to the left side of the house is a bar/BBQ area with granite work surfaces that incorporate a sink with a tap and a drinks chiller cabinet together with a tiled canopy that has background lighting. Here, there is also a useful shed and log store. To the right of the house can be found a block paved area with steps and a path leading to the lawn and an outside tap is installed.

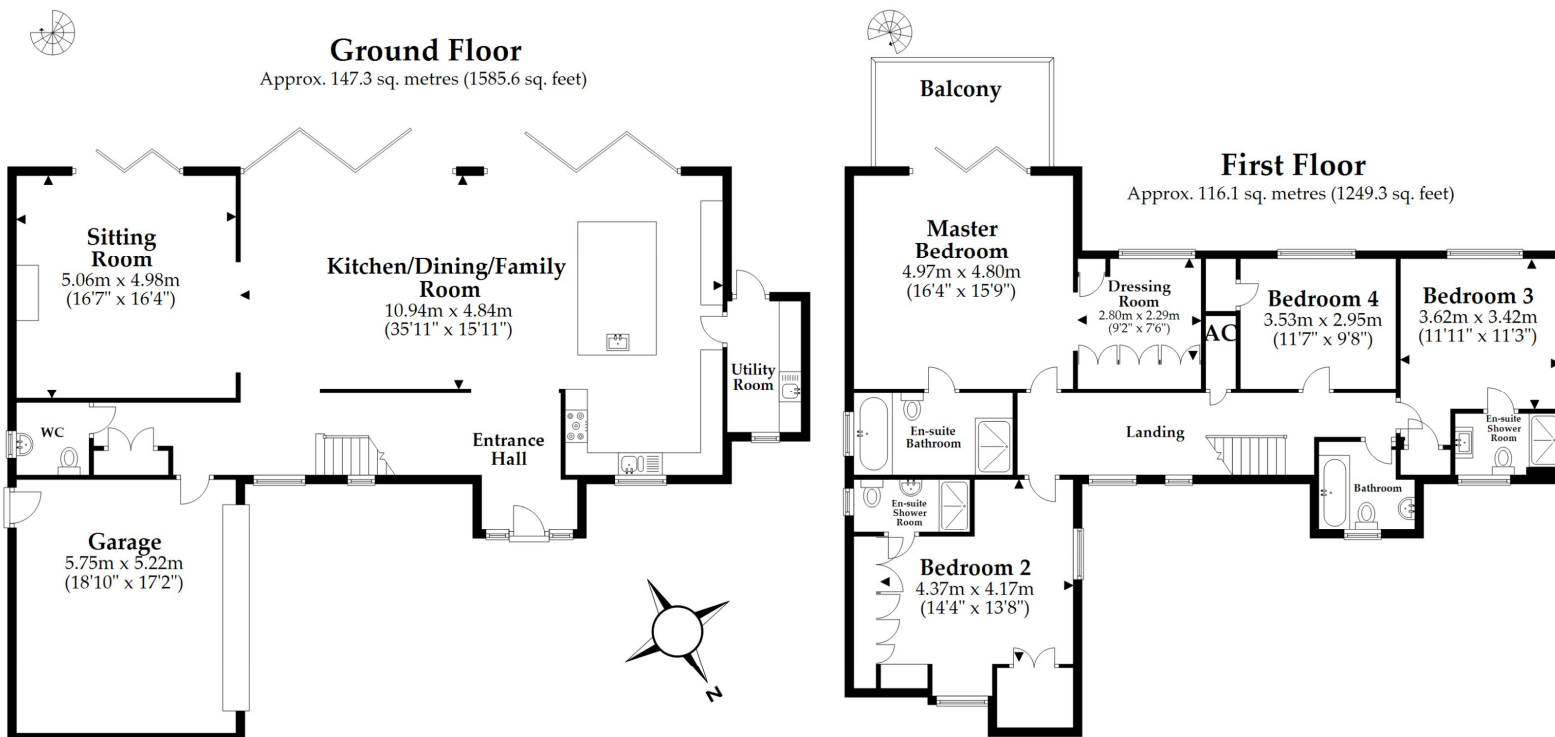
The remainder of the garden is predominantly laid to lawn with shrubs and trees that create an attractive vista and a lush verdant outlook. A paved path is found on the left and a pergola has lighting together with mature climbing plants. A further shed nestles in the top left corner with a covered storage canopy to the rear.

Agent Note

This stunning property has gas central heating, double glazing, a security system and CCTV cameras linked to TV's and smart phones.

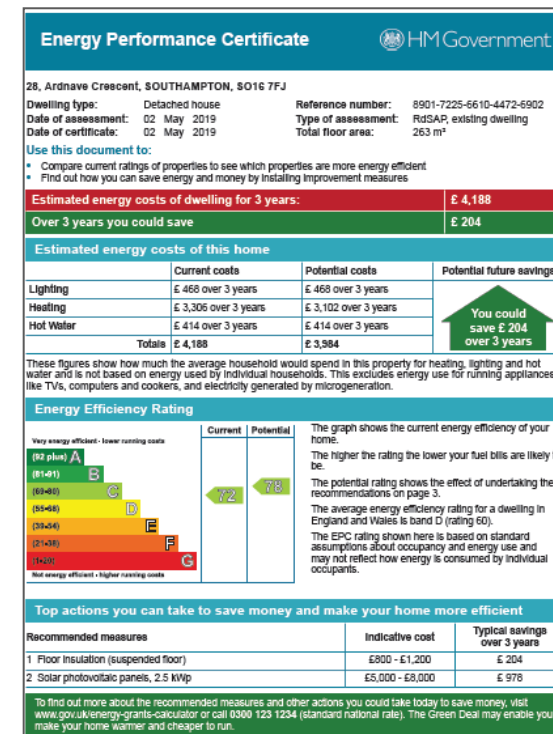
Location

Bassett is a highly sought after residential area due to the close proximity of The University campus that provides numerous facilities including The Jubilee sports complex that has an indoor swimming pool. The Turner Sims concert hall and popular Nuffield Theatre are also found nearby that host a varied programme of cultural events. The Common, Sports Centre and City Golf Course are within a short distance and provide excellent recreational open space. Access to the M27/M3 motorway network is close by and The Parkway railway station provides a fast route to Waterloo. Local shops are found in Winchester Road whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex.



Total area: approx. 263.4 sq. metres (2834.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



Directions

Proceed out of the city in a northerly direction along The Avenue and proceed straight on the cross roads and at the roundabout head over onto Bassett Avenue. Take the second turning left into Ridgemount Avenue and turn first left into Ardnavue Crescent. Follow the road around to the right where the property will be found on the left hand side as identified by our for sale board (post code for Sat Nav purposes is SO16 7FJ).



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01794 322999
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