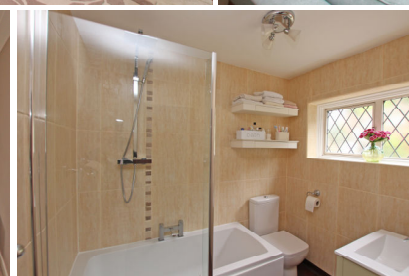




CHARLES POWELL
ESTATE AGENTS

www.charles-powell.co.uk



Holly Hill
Bassett
£649,950

We have lived in this delightful house since 1997. This property is definitely about location, location, location. The children have all now moved away and although our heart remains with the house, our head is telling us that it is time to downsize. We know that anyone buying this property will have a happy future there.



Holly Hill Bassett SO16 7ER

Summary of Features

- Impressive detached family home
- Spacious self contained extension flat/annexe
- Two generous reception rooms
- Three bedrooms and a useful loft room
- Large sun terrace
- Highly sought after location close to the sports centre
- Delightful garden approaching a quarter of an acre
- No forward chain

Introduction

Sitting on a plot approaching a quarter of an acre this impressive detached property is offered for sale with no forward chain and boasts a delightful rear garden with attractive views to the rear that provides an enchanting setting for this spacious family home. A notable feature of the well presented accommodation is the sizeable self contained lower ground flat that could be utilised as an annexe or let to provide useful additional income. The principal house offers a spacious lounge, an open plan kitchen/dining room, an inner hall/study area and three generous bedrooms together with a loft room. A large sun terrace approached from the dining room has wonderful views over the rear garden. Holly Hill was originally developed in the early 1960's and is an established attractive neighbourhood with a variety of impressive detached houses and has proved ever popular with generations of homebuyers due to the close proximity of the sports centre and golf course.

Description

The front door opens to the spacious hallway that creates a welcoming entrance to the property and has quality bamboo wood flooring and a spindled staircase ascends to the first floor. A cloakroom is positioned under the stairs. The kitchen is of a generous size with an extensive range of wall and base units that have granite work surfaces incorporating a sink unit and a mixer tap. Fitted appliances include an oven/grill, a four ring gas hob with an extractor hood and a dishwasher. An open aspect creates a pleasing social flow to the dining room with a double glazed sliding door leading to the large decked sun terrace. An open double doorway links to the elegant lounge that features an oriel bay window also enjoying a leafy outlook and there is a low level open hearth. A small paned door opens to the inner hall that serves as a study area where a spindled staircase descends to the basement flat. The first floor landing has a linen cupboard and a concealed staircase allows access to the loft bedroom.

The master bedroom is of an enviable size and boasts stunning views over the rear garden.

Bedroom two enjoys a similar outlook and is also double in size. Bedroom three has a dual aspect and is currently arranged as a dressing room. The family

bathroom is well appointed displaying a modern white suite incorporating a shower bath with a rainfall unit and a mixer tap, close coupled WC and a wash hand together with fully tiled walls. The loft bedroom is an interesting space, ideal for a teenager and has a gable window that overlooks the rear garden with a deep walk-in wardrobe installed at the opposite end.

Extension Annexe

This is an outstanding feature of the property and comprises a spacious lounge/dining room with an open aspect to the kitchen. A sliding double glazed door permits access to the patio whilst a side door offers independent access from the main house and therefore provides the flexibility for letting this part of the house. The kitchen has a range of wall and base units that have complementary work surfaces that incorporate a sink unit and a mixer tap. A matching island unit comprises a four ring gas hob with an extractor hood over, plumbing for a washing machine is installed and there is an oven/grill. A further double glazed sliding door leads to the patio. The bedroom is double in size and enjoys views over the garden. The en-suite bathroom is well appointed with a deep bath, shower mixer tap, curtain and rail. A close coupled WC and a wash hand basin together with a tiled floor and fully tiled walls complete the specification.

Outside

The driveway provides off road parking for several vehicles and leads to the integral single garage that houses the plumbing for a washing machine. The remainder of the front garden is laid to lawn with shrubs and trees that provide a high degree of natural privacy. A pedestrian gate found to the left of the house leads to the rear garden. A notable feature is the large sundeck that has enchanting views and is the perfect place for al fresco dining and relaxing on sunny days and warm evenings. The remainder of the garden is predominantly laid to lawn with shrubs and trees that ensure an excellent degree of natural privacy and create an attractive outlook.

Agent Note

This spacious property has gas central heating and double glazing together with no forward chain.

Location

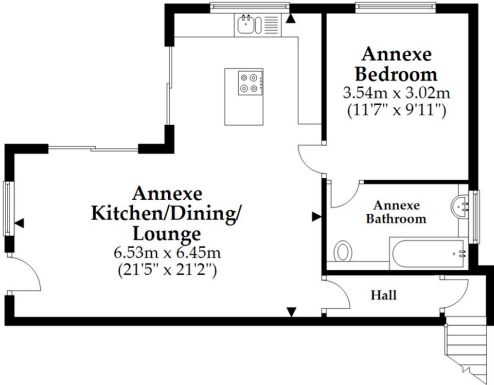
Bassett is a highly sought after residential area due to the close proximity of The University campus that provides numerous facilities including The Jubilee sports complex that has an indoor swimming pool. The Turner Sims concert hall and popular Nuffield Theatre are also found nearby that host a varied 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.

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 first turning left into Holly Hill and follow the road, turning right at the bend where the property will then be found on the left hand side (post code for Sat Nav purposes is SO16 7ER).

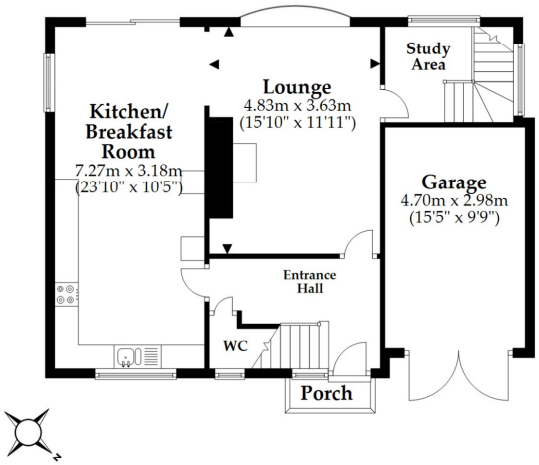
Lower Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



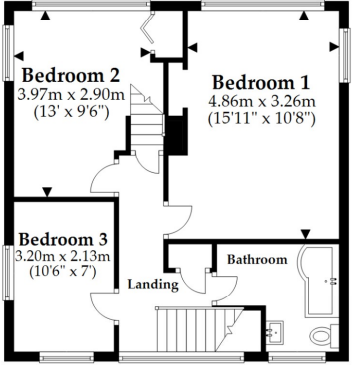
Ground Floor

Approx. 71.0 sq. metres (764.4 sq. feet)



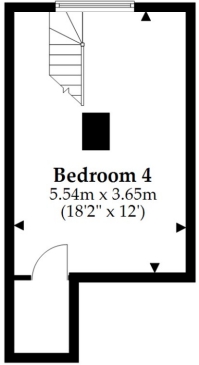
First Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



Second Floor

Approx. 22.8 sq. metres (245.9 sq. feet)



Total area: approx. 197.3 sq. metres (2124.1 sq. feet)

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	57	70	(39-54) E	51	65
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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