



24 Shirley Avenue, *Southampton, Hampshire, SO15 5NG*

SPENCERS
ROMSEY





SHIRLEY AVENUE

SOUTHAMPTON • HAMPSHIRE

A beautiful, detached home, located in a prime position in the popular residential suburb of Shirley. The property benefits from a newly built detached double garage and lies within walking distance of local amenities.

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Living/Dining area, Utility Room, WC

First Floor

Four Double Bedrooms, Family Bathroom

Second Floor

Principle Bedroom with Large En-Suite & Walk-In Dressing Room

Outbuildings

Detached Double Garage with Power and Light, Fully Insulated Home Office, Off-Road Parking for numerous further vehicles.

Outside

Driveway, Rear Garden, Porcelain Tiled Terrace.

Guide Price £850,000



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The Property

24 Shirley Avenue is an outstanding detached period home enviably located along a tree lined avenue, boasting over a total of 3000 square feet of accommodation with a beautiful blend of contemporary and characteristic style.

Upon entering this stunning period residence, you are greeted by an opulent reception hall with stairs ascending to the first floor and doors linking to the principal living accommodation, which includes the impressive sitting room, featuring a stunning original fireplace. The breathtaking open plan kitchen/living/dining area is a true spectacle, forming the hub of the home and featuring a bespoke range of hand-crafted units, built in appliances and Indian stone worktops. At the end of the kitchen area is a full height, Crittall style picture window filling the room with light and offering views across the garden. Further rooms to this level include a utility room and a full-size pantry.

To the first floor are four double bedrooms decorated to a high standard and a modern family bathroom.

The newly converted second floor features a statement principal bedroom with walk-in wardrobe and en-suite bathroom.







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Approximate Area = 2493 sq ft / 231.6 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Garage = 221 sq ft / 20.5 sq m

Outbuildings = 386 sq ft / 35.8 sq m

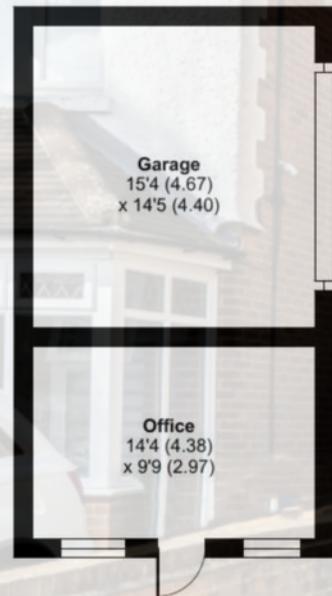
Total = 3142 sq ft / 291.8 sq m

For identification only - Not to scale

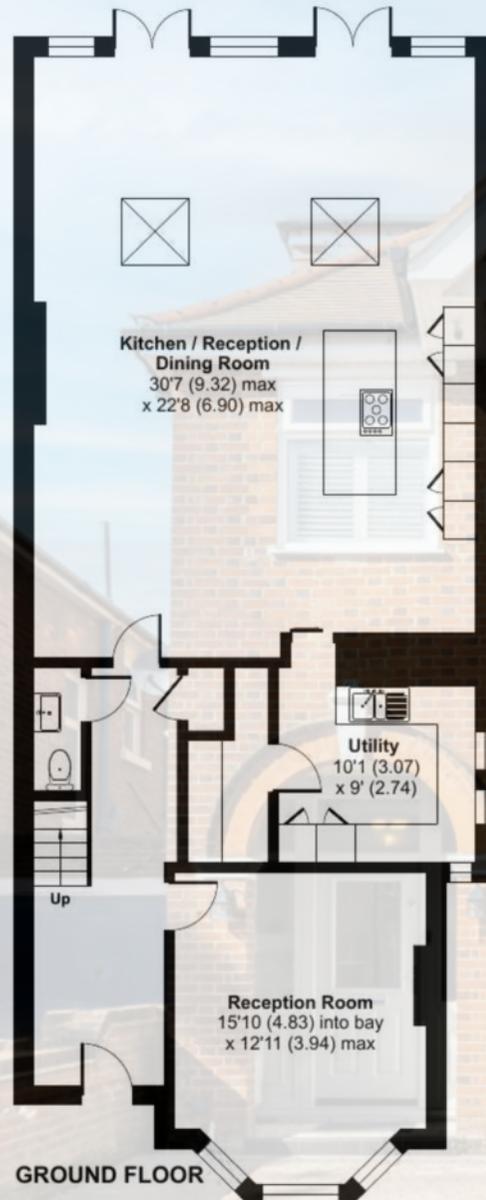
Denotes restricted head height



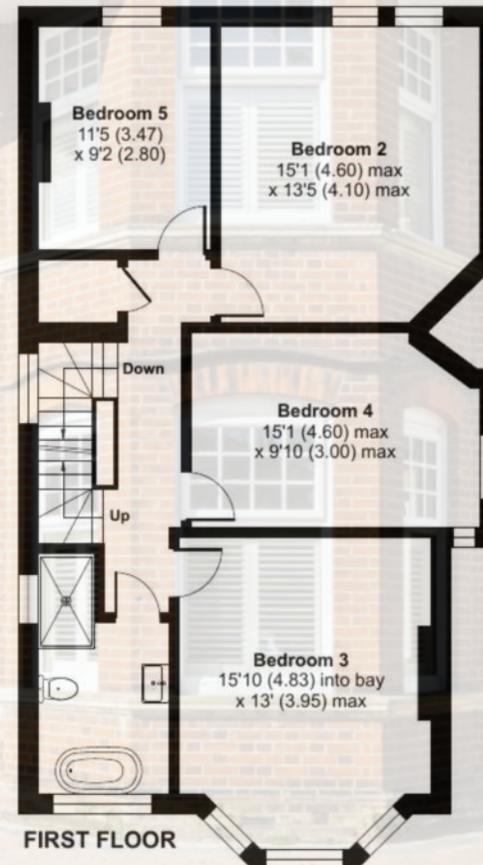
OUTBUILDING



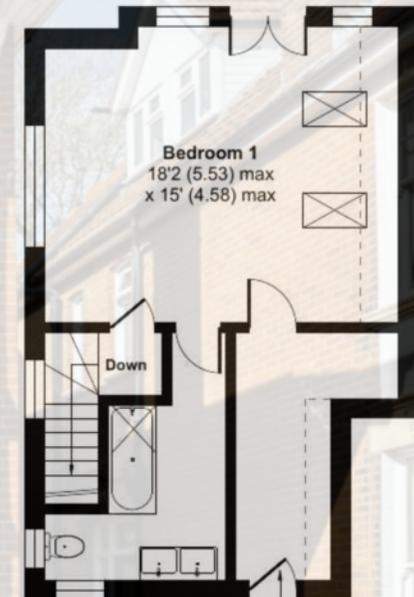
GARAGE / OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Outside

To the front aspect, a driveway offers ample off-road parking for several vehicles. While boasting dual access from Howards Grove, the property also offers a double garage with an additional parking space to the rear. The garden is beautifully landscaped for ease of maintenance with a porcelain tiled sun terrace and artificial lawn. Attached to the double garage is a fully insulated home office offering options for a variety of uses.

The Situation

Upper Shirley is a suburban residential area located in the west of Southampton. Known for its beautiful treeline street and proximity to Shirley High Street, it offers a mix of early 20th-century homes and modern housing. The area is popular with families due to good local schools, such as King Edwards VI School, Upper Shirley High School, and convenient access to the city centre and Southampton General Hospital. It also benefits from nearby parks, shops, and public transport links, making it a well-connected and desirable place to live.



Property Video

Point your camera at the QR code below to view our professionally produced video.







Additional Information

Energy Performance Rating: Ordered
Council Tax Band: F
Local Authority: Southampton
Tenure: Freehold

Heating: Gas central heating
Services: Mains water and electric
Drainage: Public

Broadband: FFTP - Fibre to the property directly

Mobile signal/coverage: No known issues, buyer to check with their provider

Directions

From the centre of **Romsey**, proceed south on **Winchester Road (A3090)** towards **Southampton**. Continue for several miles before joining **Romsey Road (A3057)** heading towards **Shirley**. As you enter Shirley, turn left into **Shirley Avenue**, where the property will be found along on the left-hand side.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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