



**HUNTERS**<sup>®</sup>  
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# Willis Road, Southampton

## Offers In Excess Of £570,000



Nestled in the sought after area of Stoneham, Hunters are pleased to offer for sale this characterful four bedroom detached home. Dating back to the 1920s, this beautifully presented property boasts a wealth of charm and period feature. Offering both comfort and convenience, this home is perfect for families or those seeking a peaceful retreat while remaining well connected to local amenities and transport links.

Stepping inside, you are welcomed by a spacious entrance hallway that leads to the principal living areas. The front facing lounge is bathed in natural light from its large bay window, creating a warm and inviting atmosphere. A second sitting room, also featuring a bay window, offers additional living space, perfect for a family room or home office. At the heart of the home is the generously sized kitchen/dining room, providing ample space for both cooking and entertaining. The kitchen seamlessly flows into a bright and airy conservatory, which overlooks the rear garden and offers a wonderful space to relax. Completing the ground floor is a convenient shower room and a separate utility room, adding practicality to the home. Ascending to the first floor, the landing provides access to the loft space and leads to four well-proportioned double bedrooms. Two of the bedrooms benefit from charming bay windows and fitted wardrobe storage, while Bedroom 2 is further enhanced by a wash hand basin.

Externally, the property is set on a well-maintained plot with a private and enclosed rear garden, offering a secure space ideal for families and pets. The garden provides ample room for outdoor seating, dining, and play areas, making it a great spot for enjoying the warmer months. To the front of the property, there is off-road parking for multiple vehicles, as well as a detached garage with an up-and-over door for additional storage or secure parking.

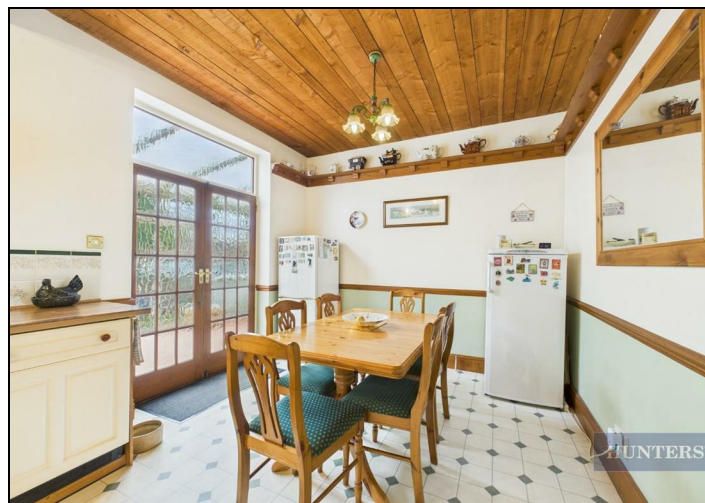
Please note: This property currently has spray foam insulation within the roof space.

TENURE: FREEHOLD

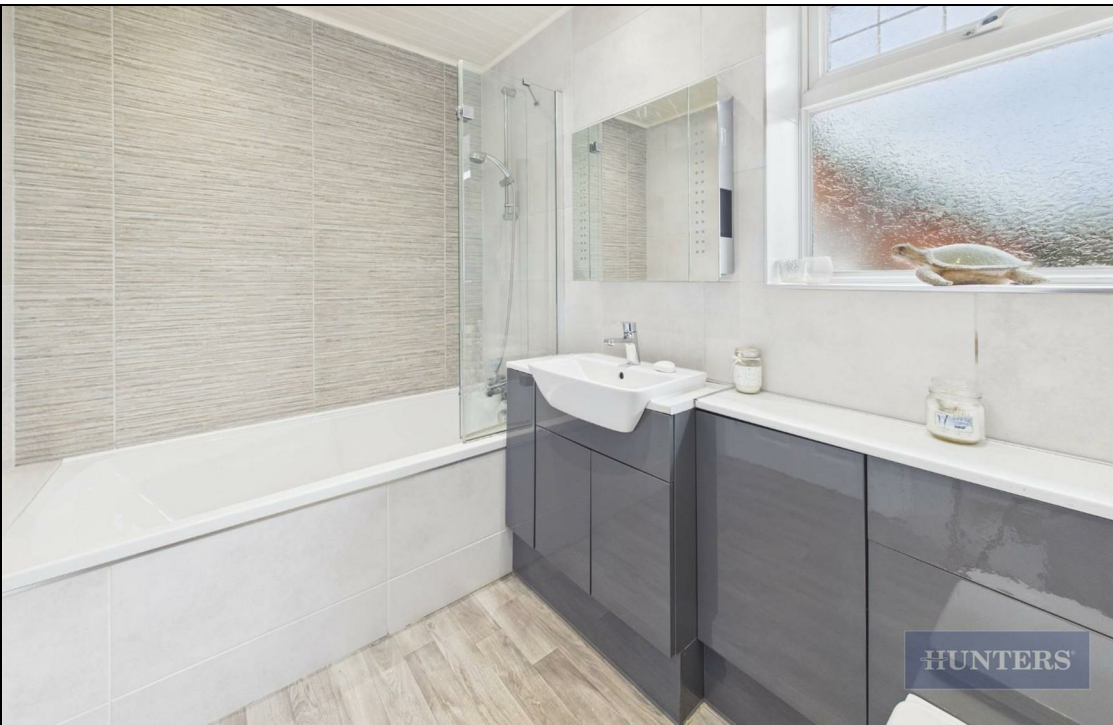


## KEY FEATURES

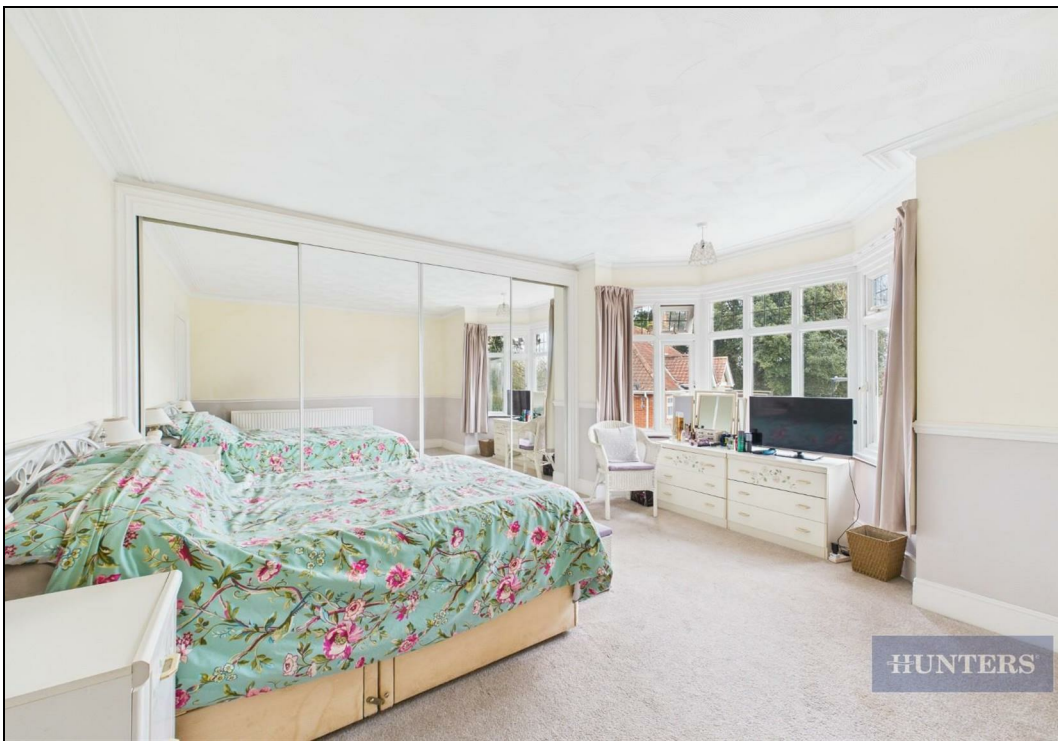
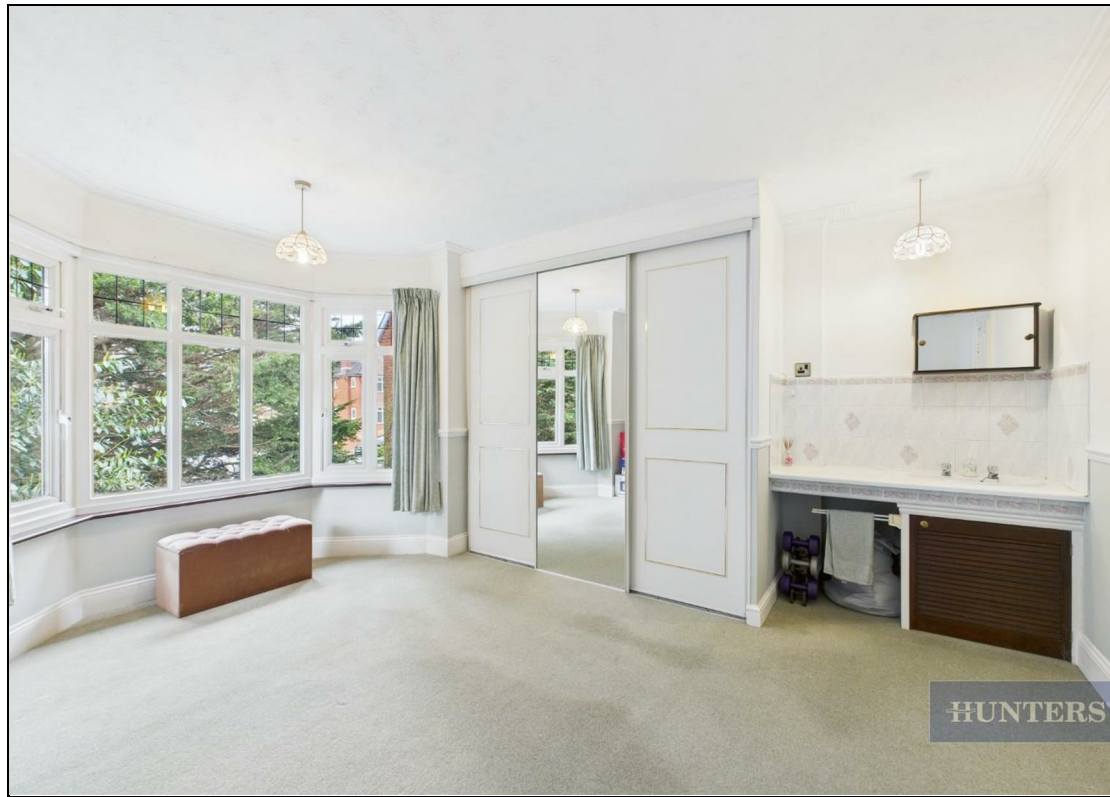
- Detached Family House
- Four Double Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
  - Ample Storage
  - Two Bathrooms
- Driveway & Garage
- Quiet No Through Road
- Close to the University
- Popular Residential Area













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Approximate total area<sup>(1)</sup>

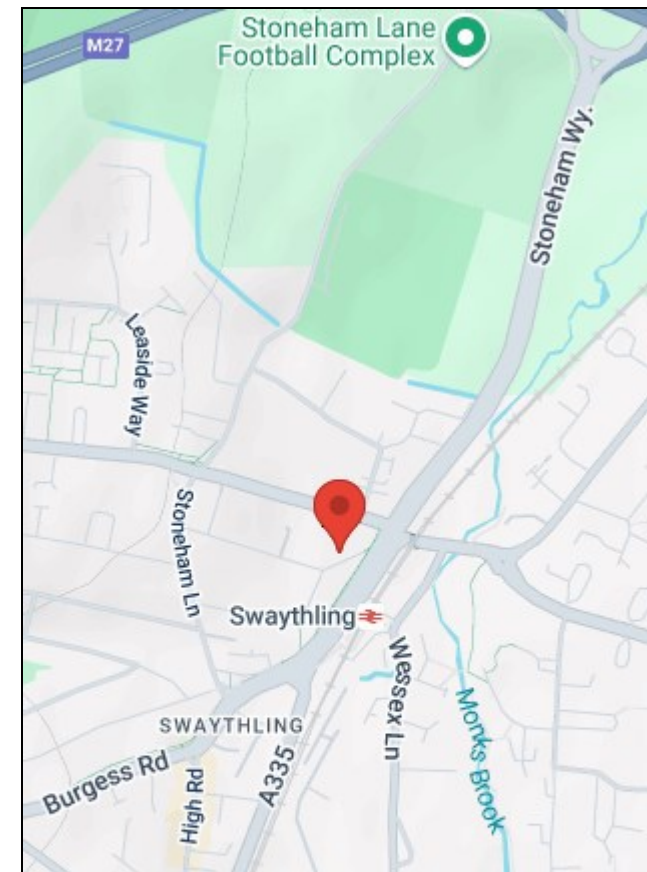
182.52 m<sup>2</sup>1964.65 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		60	76

EU Directive 2010/31/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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