



ESTABLISHED 1900

50 Brookvale Road, Highfield, Southampton, SO17 1RA

Country & Individual Homes



50 Brookvale Road
Highfield
Southampton
SO17 1RA

5 bedrooms
Freehold

Offered for sale for the first time in over twenty years, this iconic detached landmark home is situated in one of Highfield's most well respected locations which benefits from conservation status. This is an incredibly rare opportunity to acquire one of Highfield's most prestigious homes which has been comprehensively upgraded, re-modelled and extended by the current owners, and simply has to be viewed in order to be appreciated.



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DESCRIPTION

Undoubtedly one of the property's main features is the superb arrangement and thoughtfully planned accommodation which includes open plan kitchen/lifestyle area to include a comprehensively re-fitted kitchen, dining area and a beautifully appointed orangery with views over the rear garden. The accommodation comprises of five bedrooms to include an impressive master bedroom suite with separate dressing/study area and en-suite shower room, two further bath/shower rooms and grounds approaching one third of an acre (0.2765 - pro map). Discerning purchasers looking for an opportunity to secure one of Highfield's most distinguished homes are recommended to make the earliest of inspections.

RECEPTION HALLWAY:

Smooth plastered ceiling with ornate ceiling rose and coving. Entrance door with glazing over including arch detailing. Radiator. Stairs rising to first floor landing. Under stairs storage cupboard. Secondary double glazed sash window in a Georgian style to front elevation.

SITTING ROOM:

An elegantly appointed triple aspect room with smooth plastered ceiling, ornate ceiling rose and coving. Two radiators. Exposed and finished floor boards. Secondary double glazed Georgian style sash windows to two elevations, two to the front and one to the side. A range of fitted shelving with integrated dresser providing additional cupboard storage. The room centres around a feature fireplace with open working fire, stone hearth and stone surround.

FAMILY ROOM:

Smooth plastered ceiling and ornate ceiling rose. Picture railing. Two radiators. Exposed and finished floor boards.

KITCHEN:

Undoubtedly the show piece and natural hub of this highly individual family home the Kitchen has been re-fitted with a comprehensive range of eye and base level units to include an integrated underlaid, one and a half bowl sink unit with flexi hose tap. Corian work surfaces with matching up-stands and integrated drainer lending to breakfast bar. Integrated appliances including Bosch dishwasher and microwave oven. Twin fridge and freezer. Storage



solutions include a bin drawer and stainless steel basket drawers. Stainless steel finish chimney style extractor hood with splash back and suitable space for Range style cooker with gas cooker point. On the left hand side of the kitchen is an atrium style elevation with two double glazed velux windows providing additional natural light as well as double glazed windows to front and rear elevation. Further atrium style double glazed window to side elevation providing additional natural light. Smooth plastered and coved ceiling with recessed halogen lighting. Radiator. Square formed archway providing open plan access to the dining area and wood effect flooring flows seamlessly to the dining area. Karndeian flooring.

DINING AREA

Smooth plastered and coved ceiling. Radiator. Recessed lighting. Wood effect flooring to match and complement the kitchen. Double glazed, double doors and flanking windows to the rear elevation. Square formed arch providing open plan access to the Orangery.

ORANGERY

This elegant room offers a triple aspect with smooth plastered ceiling and recessed lighting with double glazed windows to side and rear elevation with further double glazed doors to side and rear elevation and patio area. The double glazed lantern light floods the area with natural light and combined with the open plan nature to the adjoining rooms provides an excellent entertaining and living area. Karndeian flooring. -Underfloor heating.

REAR LOBBY

Approached via an internal Georgian style partially glazed door. The lobby provides side access with fitted coir matting. Electric meter. Georgian style external door to side elevation. Smooth plastered ceiling with matching wood effect flooring and access to utility room.

UTILITY ROOM

Two Georgian style windows, one to front and one to side elevation. Suitable space and plumbing for automatic washing machine. Replacement Worcester central heating boiler. Radiator.

FIRST FLOOR LANDING

Secondary double glazed Georgian style sash windows to front elevation. Smooth plastered ceiling with detailed ceiling rose and coving.. Two radiators. Stairs rising to second floor.

MASTER BEDROOM SUITE

Having been the subject of re-configuration, this area now provides a dual aspect with two secondary double glazed sash Georgian style windows. Radiator. Wood flooring with built-in twin wardrobes providing hanging and shelf storage.

DRESSING/STUDY AREA

Georgian style sash window to side elevation. Integrated desk or dressing table with fitted shelving. Smooth plastered and coved ceiling with inset lighting. Built-in cupboard with factory lagged hot water tank and linen shelving.

EN-SUITE SHOWER ROOM

Having been the subject of comprehensive refurbishment, the en-suite now offers a double width walk-in shower with Aqualisa shower with rainfall style shower head and a separate body washing attachment with remote control. Concealed cistern w.c. with dual flush, rectangular vanity hand basin with rectangular sink over and mono bloc mixer tap fitting in a chrome finish with under lighting and active sensor controlled lighting. Integrated mirror. Tiled wall surfaces. Extractor fan. Underfloor heating.

FAMILY BATHROOM

Comprising; three piece suite with panelled bath with chrome finish taps, pedestal wash hand basin and low level w.c. All fitted in a period style. Ladder style heated towel rail. Two Georgian style windows, one with secondary double glazing to front elevation. Tiling to principal areas. Smooth plastered ceiling with recessed lighting.



"Seamlessly blending the careful design and thoughtful planning of the era with some exquisite additions, this detached family residence has been comprehensively remodelled and improved by the current owner and now provides a truly unique opportunity to acquire an outstanding residence in one of the city's most well respected and regarded locations"

BEDROOM TWO

Three secondary double glazed Georgian style windows to front elevation. Smooth plastered and coved ceiling with recessed lighting. A range of built-in wardrobes with triple double width wardrobes offering hanging and shelf storage solutions. Radiator.

BEDROOM THREE

Dual aspect. Two secondary Georgian style double glazed windows. Radiator. Smooth plastered ceiling. Picture railing.

BEDROOM FOUR

Dual aspect with two secondary Georgian style double glazed windows. Smooth plastered ceiling. Inset lighting in desk with drawer space.

SEPARATE SHOWER ROOM

Re-fitted in a contemporary style with walk-in double width shower and Aqualisa rainfall style shower head with body washing attachment and remote control. Concealed cistern w.c. with dual flush. Secondary double glazed Georgian style window. Tiled flooring. Vanity hand basin with rectangular sink with mono bloc mixer tap fitting and drawer storage under.

SECOND FLOOR LANDING

Georgian style dormer window to front elevation. Access to eaves storage at two separate points.

BEDROOM FIVE

One velux and three dormer windows providing natural light. Access to eaves storage. Two radiators. Built-in desk in one dormer.

OUTSIDE

The front garden has well tended mature borders providing a natural degree of seclusion to the front elevation. Pedestrian and driveway access providing parking for numerous vehicles. There is a range of mature and established plantings providing a natural degree of privacy and access to the attached garage.

ATTACHED TANDEM GARAGE

Double in length with high security Hoorman up and over door to front elevation. The garage is of brick construction with power and light and fitted work bench, window to rear elevation and courtesy door to side elevation.

REAR GARDEN

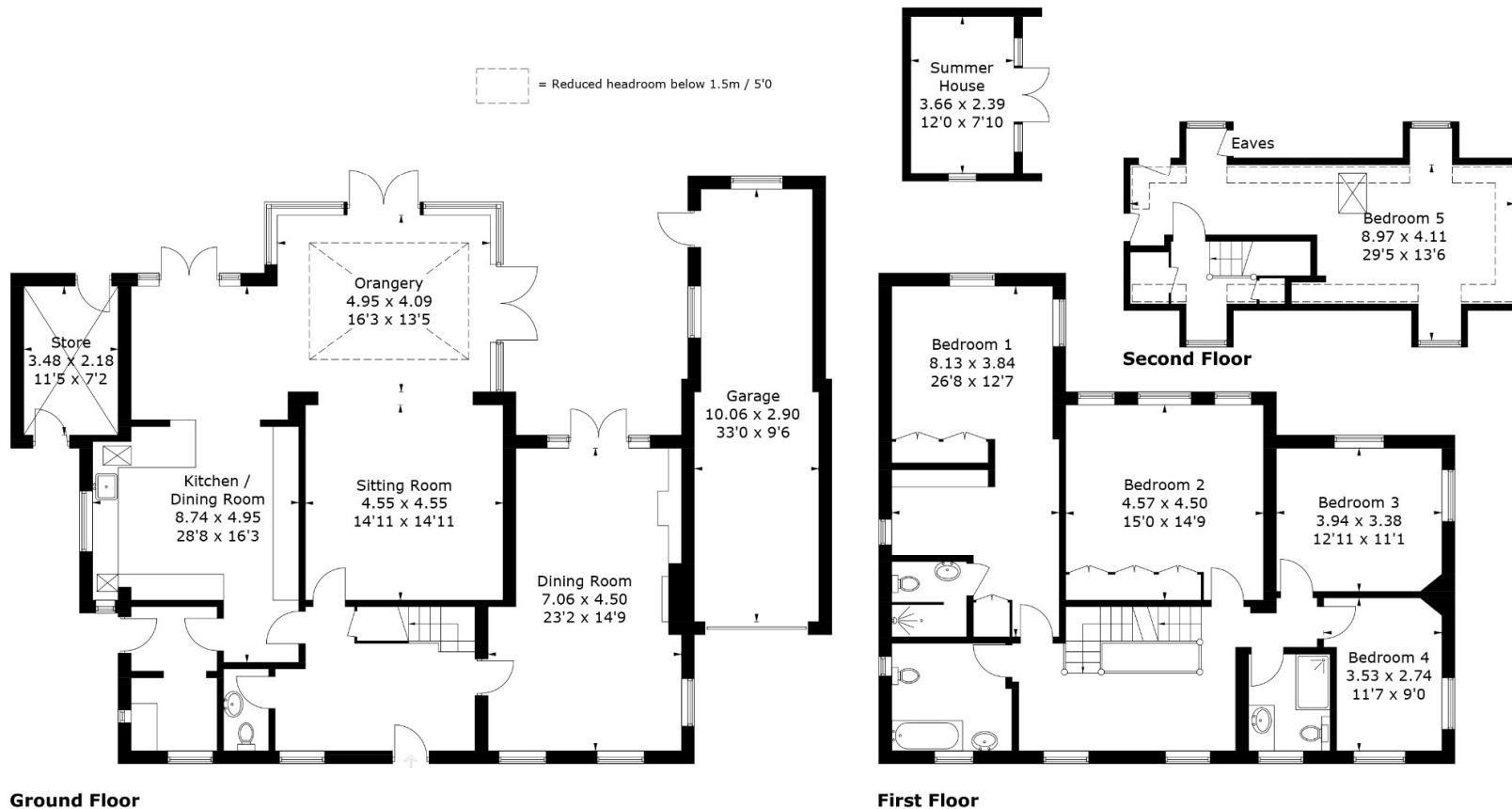
Immediately to the rear of the property is an extensive patio area which envelops the orangery and provides access to the garden store, ideally suited for storage of garden and leisure equipment with front and rear access and power and light available. The patio is trimmed with established borders with a wide range of flowers and shrubs, finished with dry stonewall. There are steps leading to the rear lawn with defining trellis work. The rear garden is primarily laid to a neat lawn with shaped borders and a vast array of mature flowers, shrubs and trees providing a high degree of natural privacy to the perimeter. Additional gardeners potting greenhouse as well as additional summer house with a living roof and power and light available. Deck and seating area. Further trellis work disguises a Kitchen garden with an additional timber shed towards the rear of the plot as well as bench seating with arch top. Outside lighting as well as outside tap facility. The rear garden enjoys a South Easterly aspect.





50 Brookvale Road, Highfield, Southampton

Approximate Gross Internal Area = 276.1 sq m / 2972 sq ft
Store / Garage / Summer House = 44.5 sq m / 479 sq ft
Total = 320.6 sq m / 3451 sq ft



PRODUCED FOR PEARSONS ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID872467) © Emzo Marketing

Services

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

Council Tax

BAND: G
CHARGE: £3,260.47
YEAR: 2022/2023

Reference

S7963/LT/220622/D1

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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