



**£535,000**  
Freehold

**Halcyon, 28 Hunts Pond Road**  
Park Gate, Southampton, Hampshire SO31 6QA



## Quick View



3 Bedrooms



Carport & Garage



2 Living rooms



1 Bathroom



Detached Chalet Style House



EPC Rating D



Driveway Parking



Council Tax Band E

## Reasons to View

- Central location, close to Park Gate shops, local primary school and pubs, and with Swanwick station just half a mile away, this really is a super convenient spot.
- The generous plot approaching a fifth of an acre offers a large south/west facing garden which the green fingered will love.
- Flexible accommodation with three bedrooms on the first floor and the option for a fourth on the ground floor may appeal to those with older relatives.
- The 22' (6.7m) sitting room is wonderfully bright and airy with a large bow window looking out over the pretty rear garden
- Whether you plan to update, remodel or extend (STPP) this is a beautifully maintained home so can you move straight in and go from there.
- As well as the detached garage there is a covered car port and generous driveway allowing parking for numerous car and/or a caravan or trailer.

## Description

Built in 1954 and meticulously maintained by the current owners since the 70's, it's now time for this detached chalet style property to welcome a new family. The property sits on a good-sized plot of almost a fifth of an acre with a mature rear garden, detached garage and driveway for numerous vehicles.

Neutrally decorated throughout this is a home that you can move straight into and enjoy making your own over the years to come. The reception hall has built in storage cupboards and doors to the reception rooms, kitchen and bathroom as well as a side door out to the porch where you'll find the utility cupboard housing the gas boiler which was replaced in October 2022. The dining room with its large bow window looks out to the front of the property, this could also become a ground floor bedroom as the sitting room to the rear could accommodate a dining table in addition to a lounge suite. The kitchen is fitted with a classic range of cream shaker style units and wood style work tops, there is also a super larder cupboard and range style oven giving a country cottage feel.

The fully tiled bathroom and adjacent cloakroom are fitted with white sanitary ware and there is a separate shower over the bath. On the first floor, three well-proportioned bedrooms sit around the landing. The larger bedroom has scope to extend with a dormer window to the rear should you wish to add an ensuite or second bathroom to the first floor.

Outside the rear garden enjoys a south/west aspect, the well-tended lawn has well stocked borders offering year-round interest with the array of plants and shrubs, not to forget the magnificent magnolia. There's hard standing for a shed, vegetable beds and a patio area with pergola over making the perfect spot to sit and enjoy your toils at the end of a day in the garden.

Being a short walk from Park Gate shops and less than a mile from the Locks Heath Centre a car need not be a necessity here. For those with children Park Gate Primary is just a 5-minute walk around the corner or Brookfield about 20 mins away for the teens. If you're looking for somewhere to put down roots this lovely home should definitely be on your 'to view' list.

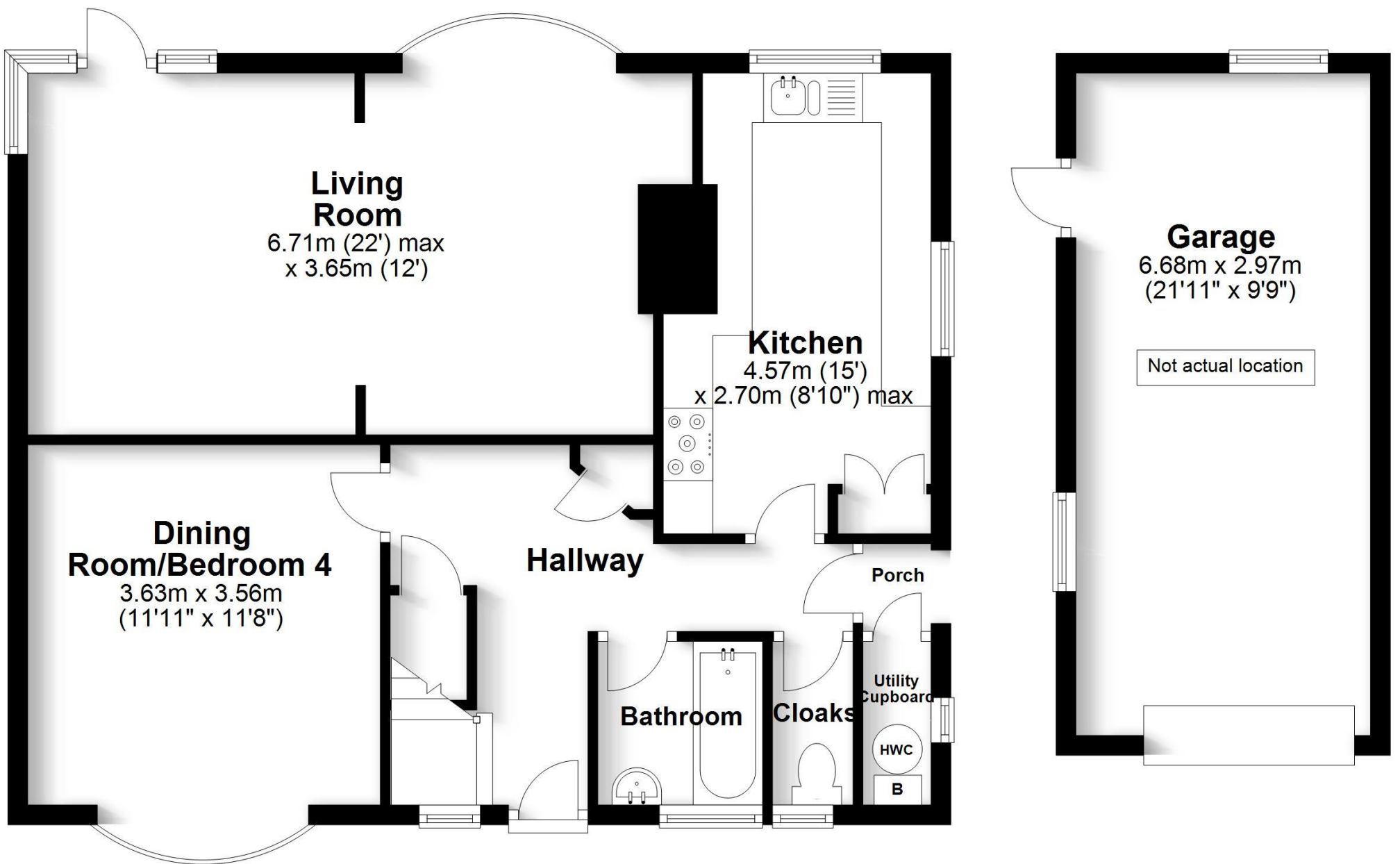
NB. It is worth noting that the boiler has been replaced since the Energy Assessment was completed so the rating may be improved now.

## Directions

<https://what3words.com/communal.delay.buckling>

## Ground Floor

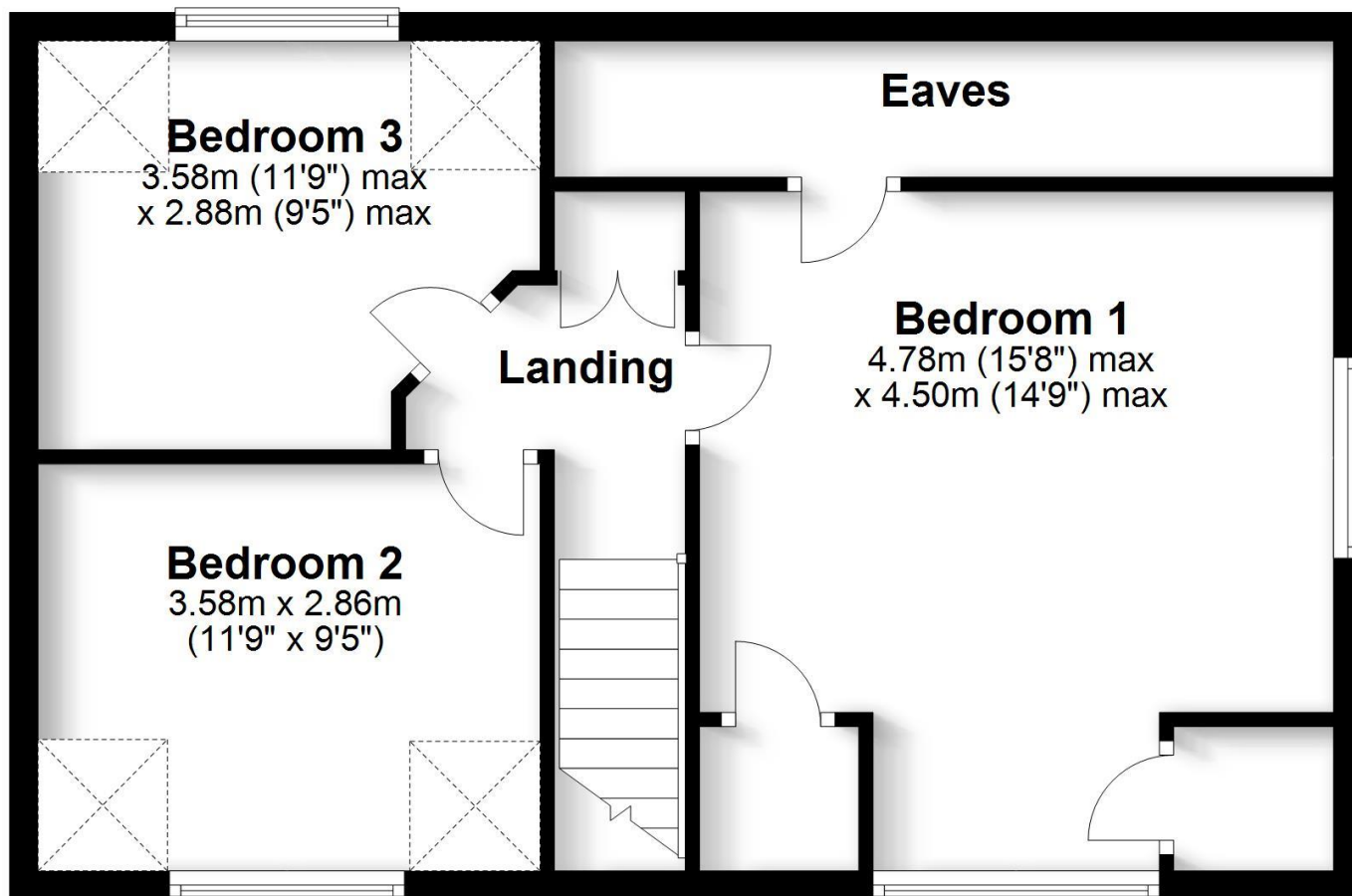
Approx. 66.5 sq. metres (715.7 sq. feet)



Total area: approx. 114.0 sq. metres (1227.1 sq. feet)

## First Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



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