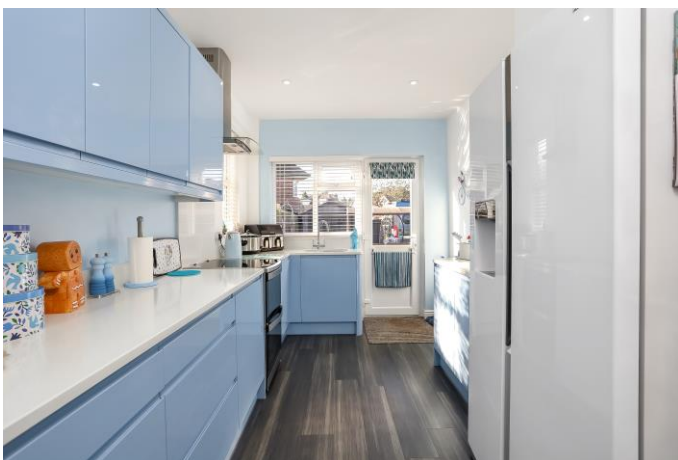




56 Luccombe Road, Southampton, SO15 7RP

Winkworth



WONDERFUL DETACHED HOME

This attractive and spacious detached family home is located within the highly desirable area of Upper Shirley. Popular due to its proximity to Southampton General Hospital, the University, Southampton central railway station and its excellent local schooling. Southampton Common can be found close by which offers acres of green open space, perfect for walks. The mainline railway station is approx. 2 miles away and provides access to London Waterloo in an hour and 20 minutes. The M3 and M27 are also easily accessed. A variety of local shops are found within the vicinity and the city centre includes the West Quay shopping centre and large Cinema complex with plenty of bars and restaurants.

This beautifully presented family home offers a stylish exterior which continues on into the interior of the property. The property is of good proportions throughout and provides wonderfully light and airy accommodation. The spacious entrance hall provides access to all principal ground floor rooms. To the front elevation is a generous sitting room with a beautiful bay window and feature fire place. The recently fitted kitchen provides a plethora of wall and floor units. A separate dining room also provides access to the garden through patio doors. A downstairs W.C. and rear lobby complete downstairs. To the first floor are three generous bedrooms two of which have lovely large bay windows, all are serviced by the contemporary family bathroom with separate shower cubicle.

As you approach the property there is a private driveway to the rear with parking for several vehicles. The garden has been wonderfully maintained throughout the years, and offers a large patio area, perfect for entertaining. The rest of the garden is mainly laid to lawn bordered by mature shrubs. The garden also offers a summer house and large garden store.

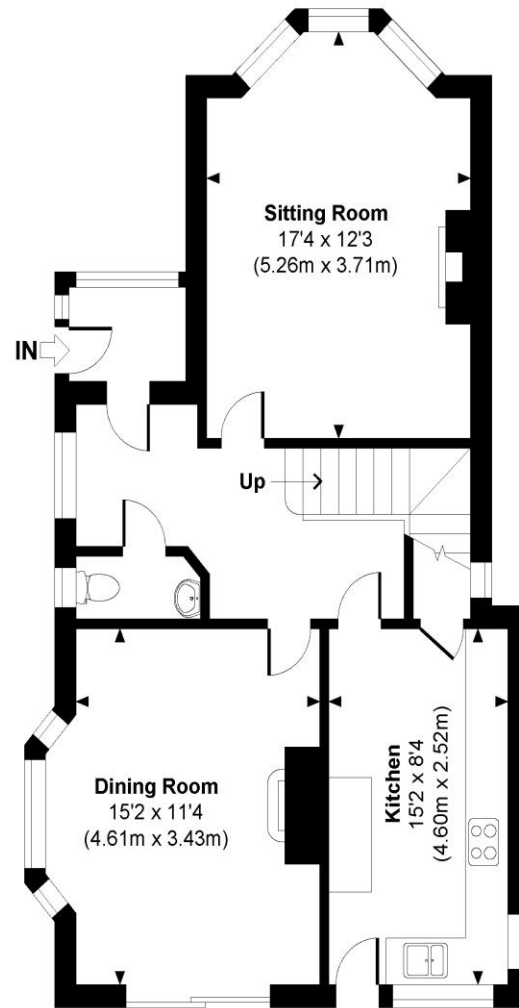




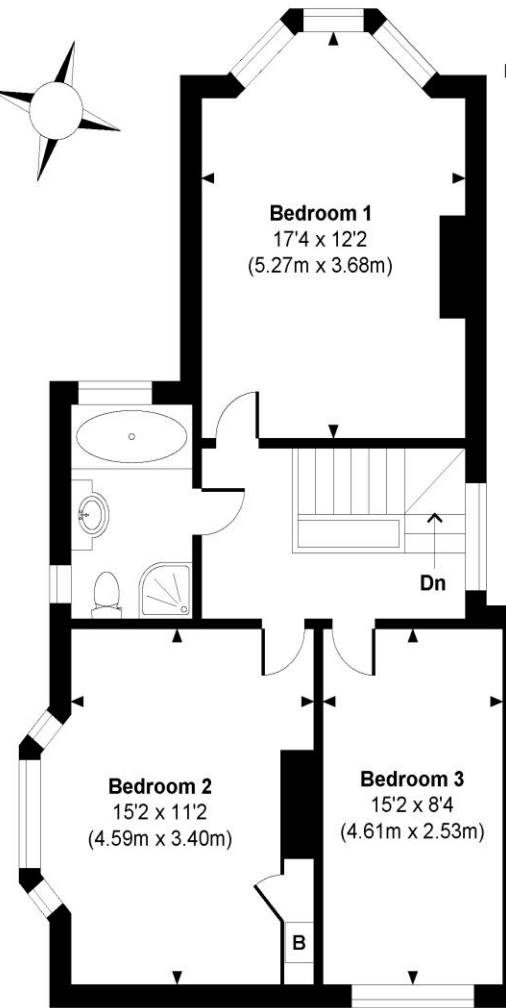
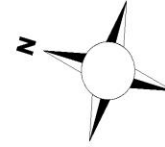
Winkworth

**Address: 56 Luccombe Road,
Southampton, SO15 7RP**

**Council Tax band - 'E'
EPC Rating - 'E'**



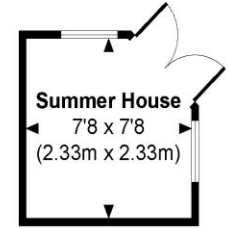
GROUND FLOOR



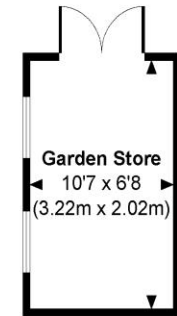
FIRST FLOOR

Luccombe Road

Approximate Gross Internal Area
Main House = 1354 Sq Ft / 125.74 Sq M
Summer House = 54 Sq Ft / 5.02 Sq M
Garden Store = 70 Sq Ft / 6.50 Sq M
Total = 1478 Sq Ft / 137.26 Sq M
 Outbuildings are not shown
 in correct orientation or location.



SUMMER HOUSE



GARDEN STORE



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Winkworth

See things differently