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PROPERTY GROUP



Southampton



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*Nursling*

## Introduction

Presenting this well-designed detached family residence situated in a peaceful cul-de-sac in the desirable area of Nursling. Built by the current family, this home offers an excellent combination of space, versatility, and comfort, with a unique opportunity to adapt part of the property as ancillary accommodation, if required. Whether for a growing family or multi-generational living, this property stands out with its thoughtfully planned layout.



## About the Property

This generously proportioned home occupies a beautifully mature plot of approximately 0.4 acres, providing around 2500 sq. ft. of internal living space. Part of the home was previously used as ancillary accommodation, making it ideal for various living arrangements. The layout flows naturally between spacious rooms, each benefiting from ample natural light, giving the home a warm, inviting atmosphere.





## The Outside

The property sits on a beautifully landscaped plot, perfect for garden enthusiasts. The surrounding greenery offers privacy and a serene setting. There is a large driveway, providing parking for numerous vehicles, and a large detached double garage offers even more storage and convenience. The outdoor space wraps around the house.





## Summary of Accommodation

The ground floor boasts an inviting entrance hall that leads to the generously sized sitting room, flooded with natural light from its large windows. The heart of the home, the kitchen/dining room, extends over 23 feet, with doors leading out to the rear garden, making it perfect for family gatherings or entertaining. A large utility room. A large double bedroom with an ensuite, along with a secondary kitchen and living space, creates a versatile section of the home that can be adapted for independent living. A family bathroom and separate WC complete the ground floor.

The first floor includes three well-proportioned bedrooms, two of which are large double rooms with built-in storage and under-eaves access. A modern shower room serves all three bedrooms.





### Summary of Features

Spacious detached family home with flexible living options \* Occupying a substantial 0.4-acre plot of mature gardens \* Option to use part of the property as ancillary accommodation, offering potential for an annex \* Expansive kitchen/dining room, ideal for family living \* Generous off-road parking, plus a detached double garage \* No onward chain, facilitating a smooth and efficient purchase.







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## General Information

Tenure: Freehold

Council Tax Band: G

Council Borough: Test Valley Borough Council

EPC Rating: C

Utilities: Mains gas, electricity, water, and drainage are connected to the property.

## Mileages

Romsey Train Station: 3 miles \* Southampton City Centre: 5 miles \* M27 Motorway: 1.5 miles \* Southampton Airport: 6 miles \* London via the M3: 80 miles



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## The Area, Schools, and Lifestyle


Nestled in the charming and residential area of Nursling, this home enjoys close proximity to both Romsey and Southampton, offering a variety of local shops, restaurants, and amenities, while excellent transport links via nearby bus routes and the M27 provide convenient connections to the South Coast and London.

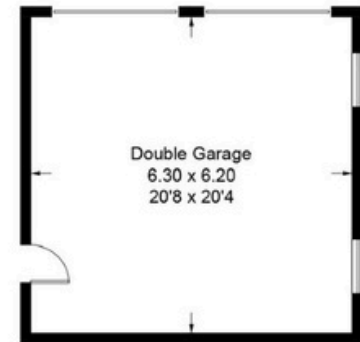


# 23 Upton Crescent, SO16 8AA

Approximate Gross Internal Area = 222.2 sq m / 2392 sq ft  
Double Garage = 39.1 sq m / 421 sq ft  
Total = 261.3 sq m / 2813 sq ft



 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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