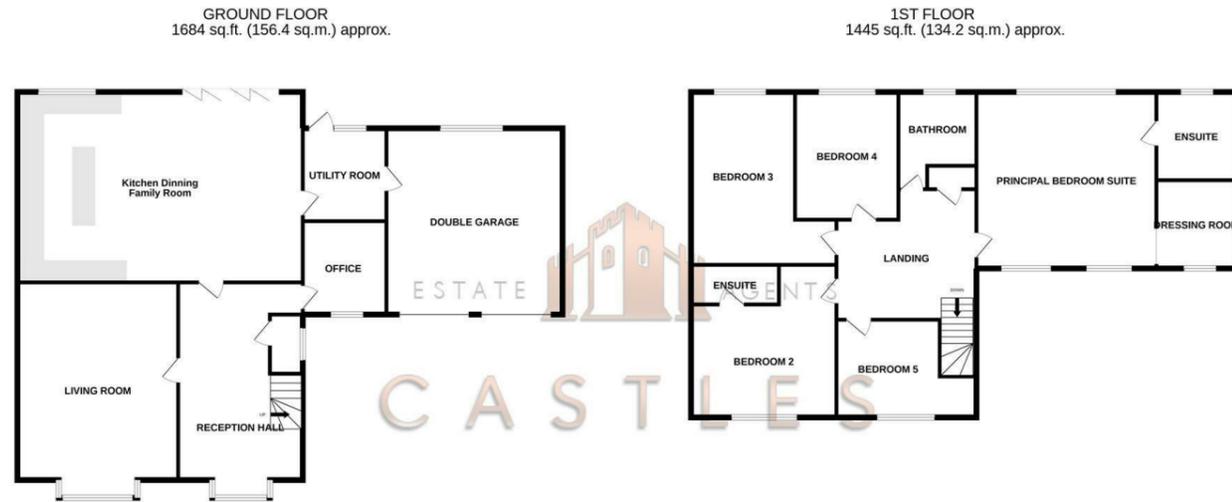


Floor Plan



TOTAL FLOOR AREA : 3128 sq.ft. (290.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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17 Spring Road
Southampton, SO31 7FG

*** REGISTER YOUR INTEREST TODAY - DUE SUMMER 2022 ***

Castles are pleased to present this exceptional new development that is underway offering a five bedroom detached home located in a quiet, private road in Salisbury Green. This development is due to be completed in Summer 2022.

The ground floor will benefit from a contemporary high specification throughout featuring a kitchen/diner/living space which will have bi fold doors providing a seamless link to the outside terrace. A large entrance hall, spacious sitting room, home office/study and a separate fully equipped utility room complete the ground floor accommodation. The first floor will offer a large primary bedroom suite complete with a dressing room and ensuite with the guest room also offering ensuite facilities. There will be three further double bedrooms and a family bathroom all finished to a high specification. The rear garden is approx. 150 sq m (7m depth approx 21.4m width approx)

This home is being built by Reachfar Developments, an established company who enjoy an enviable reputation for quality, design and luxury, building bespoke homes, extensions and conversions in the area for the past twenty years.

* Please be aware photos are for illustrative purposes *

For more information or to register your interest in this home please call Castles today.

Guide price £1,200,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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17 Spring Road

Southampton, SO31 7FG



- FIVE BEDROOMS
- DETACHED
- DUE FOR SUMMER 2022 COMPLETION
- DRIVEWAY PARKING
- THREE BATHROOMS
- DOUBLE GARAGE
- HIGH SPECIFICATION
- PRIVATE LOCATION

ENTRANCE HALL

20'0" x 12'5" (6.1 x 3.8)

LIVING ROOM

20'0" x 16'4" (6.1 x 5.0)

OPEN PLAN KITCHEN DINER

29'2" x 19'4" (8.9 x 5.9)

STUDY

9'6" x 8'6" (2.9 x 2.6)

UTILITY

9'6" x 8'6" (2.9 x 2.6)

BEDROOM ONE

18'4" x 17'8" (5.6 x 5.4)

DRESSING ROOM

10'5" x 8'6" (3.2 x 2.6)

EN-SUITE

10'5" x 8'6" (3.2 x 2.6)

BEDROOM TWO

15'5" x 14'9" (4.7 x 4.5)

EN-SUITE

9'2" x 3'7" (2.8 x 1.1)

BEDROOM THREE

17'8" x 14'9" (5.4 x 4.5)

BEDROOM FOUR

12'5" x 10'5" (3.8 x 3.2)

BEDROOM FIVE

13'9" x 9'10" (4.2 x 3.0)

BATHROOM

9'10" x 7'2" (3.0 x 2.2)

DOUBLE GARAGE

19'8" x 17'8" (6.0 x 5.4)

