



Bladon House

2A Arthur Road, Southampton, SO15 5DY

SPENCERS
ROMSEY





A superb five-bedroom detached family residence set in a convenient and easily accessible location in the heart of Southampton.

Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study, Cloakroom

First Floor

Main Bedroom with En-Suite Bathroom, Two Additional Bedrooms, Family Bathroom

Second Floor

Bedrooms Four and Five, Shower Room

Outside

Private Driveway/Off Road Parking, Lawn Garden, Summer House

Guide Price £595,000



FLOOR PLAN

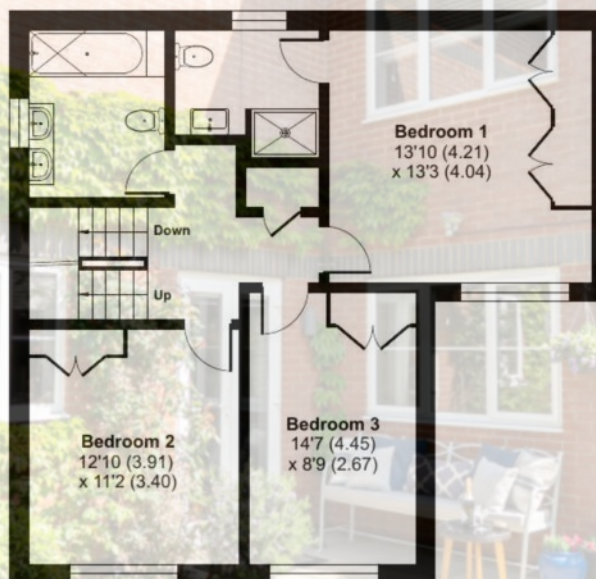
2A Arthur Road, Southampton, SO15 5DY

Approximate Area = 1836 sq ft / 170.5 sq m

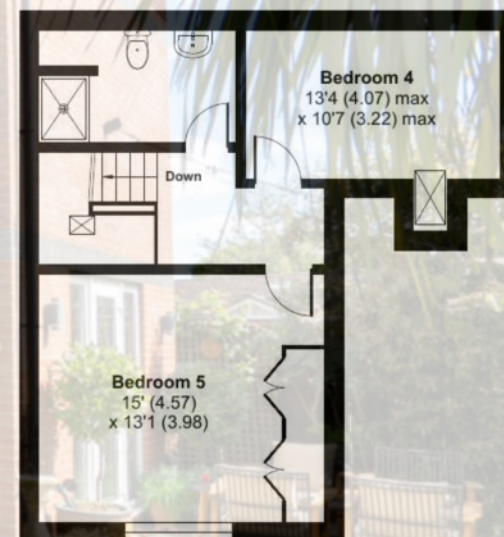
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1446757



The Property

Set in a highly sought after and convenient location, this impressive, modern family home offers well-proportioned and beautifully appointed accommodation set across three floors.

Upon entering the property, a welcoming entrance hallway links to all the principal ground floor living spaces, including a comfortable sitting room with a door opening onto the garden and separate dining room.

The kitchen is fitted with a stunning range of sleek, contemporary units, built in appliances, including a television and granite worksurfaces (hob: Neff, built in double oven microwave: Bosch, dishwasher: Bosch, washer dryer: Hoover Candy, cooker hood extractor: Smeg, TV: Foehn & Hirsch). From the kitchen, a Double French door leads out into the garden.

The ground floor layout is completed by a study and a cloakroom.

On the first floor, a landing area links to the main bedroom with complementing en-suite bathroom, two additional bedrooms and a family bathroom, which features an oversize bath.

The second floor offers two further double bedrooms, both enjoying excellent head height, and another bathroom to serve both rooms.





Outside

The property is approached via a well-defined frontage, enclosed by a brick-built boundary wall with inset timber fencing, providing both privacy and security. A set of wooden gates, mounted between substantial brick pillars, open onto the driveway, allowing for convenient and secure parking for three vehicles. Mature planting and climbing foliage across the façade further enhance the overall presentation, creating a private and well-screened setting.

The main area of garden benefits from a south-facing orientation, offering an area of level lawn flanked by attractive planted borders and walled boundaries. Set off the kitchen is a delightful, paved terraced area providing an ideal space for outdoor dining, while a well-maintained summer house, recently professionally re-roofed in 2024 with cedar shingle, provides useful storage and potential for a small home office.

Location

Shirley is a suburban residential area located in the west of Southampton. Known for its beautiful tree-lined streets and proximity to Shirley High Street, it offers a mix of early 20th-century homes and modern housing. The area is popular with families due to well-regarded local schools, including King Edward VI School, Upper Shirley High School, and the property is also within a convenient five-minute walk of St Mark's Church of England School.

The location provides easy access to both Royal South Hants Hospital and Southampton General Hospital, making it particularly appealing for healthcare professionals. Southampton Central railway station is approximately a 10-minute walk away, while Southampton Common can be reached in around 15 minutes on foot. With nearby parks, shops, and excellent transport links, Shirley remains a well-connected and highly desirable place to live.





Additional Information

EPC: D Current: 65 Potential: 68

Council Tax Band: E

Local Authority: Southampton

Tenure: Freehold

Services: All mains services connected

Heating: Gas Central Heating

Broadband: Ultrafast broadband available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.



Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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