



£575,000

HenshawFox



**15 Eastmeare Court**

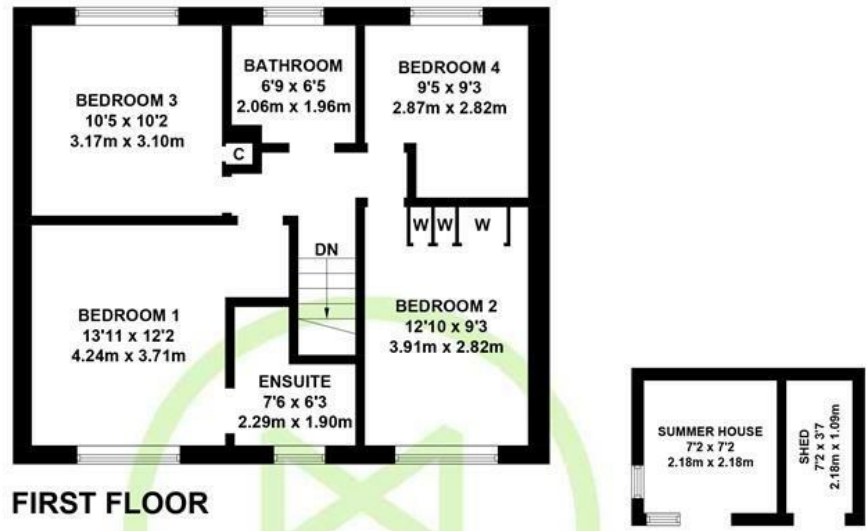
**Totton, Southampton, Hampshire, SO40 8WT**

01794 521339

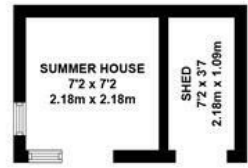
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**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 932 SQ FT / 86.6 SQ M  
 FIRST FLOOR = 613 SQ FT / 57.0 SQ M  
 OUTBUILDING = 82 SQ FT / 7.6 SQ M  
 TOTAL = 1627 SQ FT / 151.2 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1044391)

## Summary

This attractive detached family home enjoys a secluded cul-de-sac position offering a versatile arrangement of accommodation. Four double bedrooms on the first floor include the spacious principal room and en-suite shower room with an optional fifth bedroom on the ground floor forming part of the converted double garage, currently utilised as a family room. A stylish open plan kitchen and dining area are complemented by a spacious sitting room creating a great social space, ideal for modern family living with French doors to a decked seating area. Ample off road parking is available on the driveway fronting a useful store fitted with a roller garage door. The enclosed and private rear garden enjoys a sunny aspect and features a covered decking area and summer house.

## Features

- A substantial detached family residence
- Desirable cul-de-sac location
- Up to five double bedrooms available
- Four bedrooms on the first floor with en-suite to bedroom one
- Converted double garage creating a spacious family room/ bedroom five
- Stylish kitchen/breakfast room with separate utility
- Open plan dining area and spacious sitting room
- Ample off road parking and store room with roller door
- Private and enclosed rear garden enjoying a sunny aspect
- Covered decking area and summer house

**EPC Rating:**  
 Energy Efficiency Rating

**Current 74**  
**Potential 83**

# 15 Eastmeare Court

## Totton, Southampton, Hampshire, SO40 8WT

### Accommodation

#### Ground Floor

The welcoming entrance hall is fitted with quality oak flooring, providing access to a modern WC and a useful storage cupboard under the stairs. Off the hall there is a generous sitting room featuring a central coal effect fireplace and bay window to the front aspect. Part glazed French doors open to the impressive open plan dining area and stylish kitchen/breakfast room creating a great social space opening to a covered decking area. The kitchen offers an extensive range of wall and base units with granite work surfaces and breakfast bar. Integrated appliances include a double oven, induction hob with extractor over, dishwasher and fridge/freezer. An open arch links the utility room with additional storage and an integrated washing machine. There is access to the garden and the family room/bedroom five, (currently utilised as a playroom).

#### First Floor

The landing provides access to the loft space via a hatch and serves all four bedrooms. Bedroom one boasts a tiled ensuite with a floating vanity unit, mounted wash basin, shower cubicle, WC and heated towel rail. The three remaining bedrooms are all double rooms with built in storage in bedroom two. The modern family bathroom comprises a shower fitted over the bath, dual flush WC, wash basin, storage cabinet and heated towel rail.

#### Parking

Ample parking is available for several vehicles on the neatly edged tarmac driveway and fronts the useful store fitted with a roller garage door.

#### Outside

A secure side gate opens into the private and enclosed rear garden set against a leafy backdrop. A large covered decked area provides a great place to relax or entertain and enjoy the sunny aspect. The lawn extends to a raised area with steps up to the summer house fitted with power. A timber shed provides further storage.

#### Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away

#### Terms & Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

#### Sellers Position

Buying on

#### Heating

Gas fired central heating

#### Infants & Junior School

Hazel Wood Infant School & Foxhills Junior School

#### Secondary School

Hounslowdown Academy

#### Council Tax

Band E - New Forest District Council

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