



297 Calmore Road | £425,000  
Calmore, Southampton, SO40 2RF







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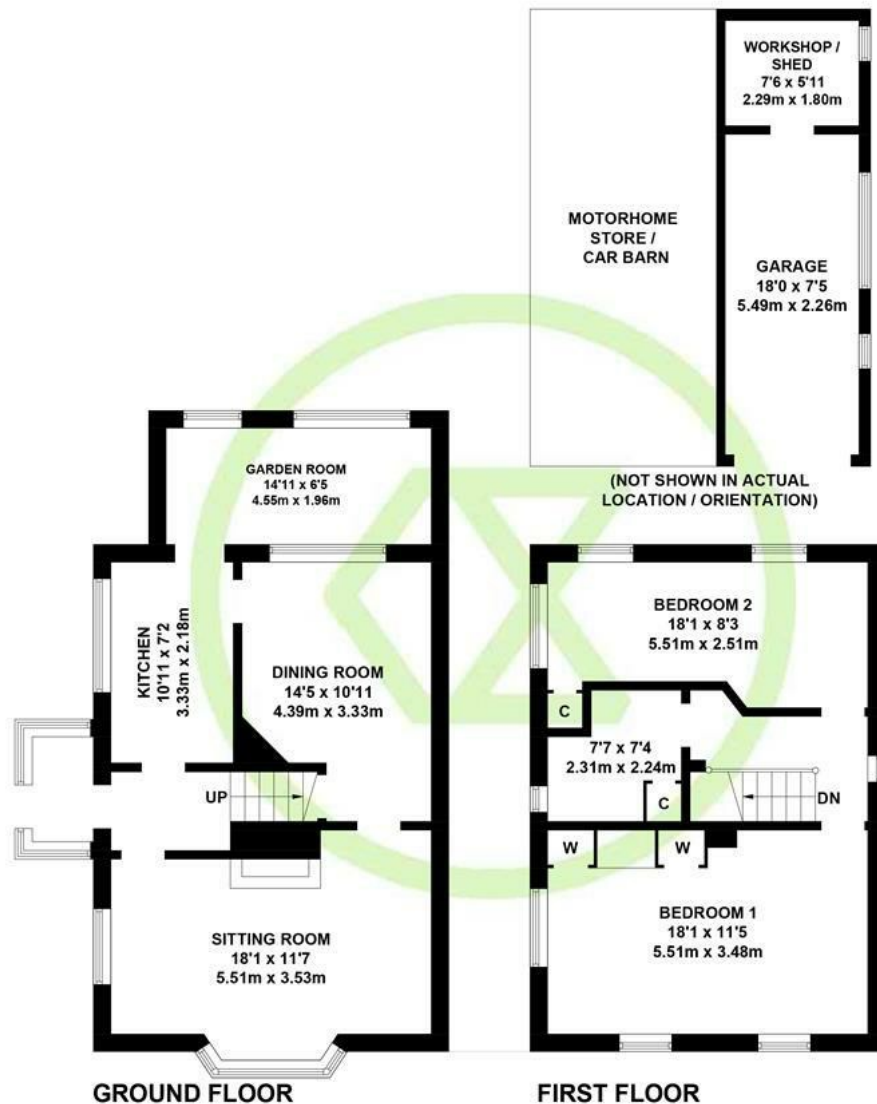
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## Summary

This characterful and detached home is presented to the market for the first time since its construction in 1954 enjoying a semi-rural position in Old Calmore. Offering generously proportioned accommodation the two double bedrooms enjoy a dual aspect and scope to be reconfigured, to create a third bedroom. A large sitting room over looks the front garden, complemented by a separate dining/family room, fitted kitchen and garden room. The mature and enclosed plot is predominantly laid to lawn with extensive parking, car barn, workshop and shed.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 627 SQ FT / 58.3 SQ M  
FIRST FLOOR = 479 SQ FT / 44.5 SQ M  
OUTBUILDING = 184 SQ FT / 17.1 SQ M  
TOTAL = 1290 SQ FT / 119.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1056274)

## Summary

- A characterful and detached house
- Popular semi-rural setting in Old Calmore
- Well presented offering scope for modernisation
- Two large double bedrooms
- Potential to reconfigure to create a third bedroom
- Separate sitting and dining room
- Large garden room
- Mature and well tended gardens
- Large motorhome store/car barn, timber garage and shed
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential B

# 297 Calmore Road

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## Ground Floor

A glazed porch to the side of the property has a secure inner door opening to the welcoming entrance hall with stairs to the first floor. The generous sitting room enjoys a dual aspect with a feature bay window and coal effect gas fire place. A separate dining/family room has storage in an under stairs cupboard and over looks the garden room to the rear. The fitted kitchen offers a range of white gloss wall and base units with contrasting roll top work surfaces, free standing double oven and space for a fridge freezer. A large garden room provides a useful additional reception room with plumbing and space for additional white good and access to the garden.

## First Floor

The galleried landing serves the two generous double bedrooms, both enjoying a dual aspect creating light and airy rooms. Bedroom one is fitted with built in wardrobes and a vanity unit with wash basin. Bedroom two offers the potential to be reconfigured, creating a third between and also has built in storage. The part tiled family bathroom comprises a panelled bath with mixer shower over, wc and wash basin.

## Parking

Extensive off road parking is available on the neatly edged driveway which extends to the rear of the plot, fronting a motorhome store/car barn, timber garage and shed.

## Outside

The well tended and mature gardens are predominantly laid to lawn with a feature water fountain with paved surround in the rear garden.

## Location

Ideally situated within Old Calmore and neighbored by individual character properties with King George V playing fields and cricket ground nearby, local amenities include a public house, community centre, gym and shop. Calmore junior and middle school are close by with Totton town centre less than two miles away, offering a wider range of amenities. Access to junction 2 of the M27 motorway is also less than three miles away and provides fast road links to the South Coast and London. Totton train station provides direct train links to London Waterloo and the New Forest National Park is on the doorstep.

## 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

No onward chain

## Heating

Gas fired central heating & electric heaters

## Infants & Junior School

Calmore Junior & Middle School

## Secondary School

Testwood School

## Council Tax

Band D - New Forest District Council

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