



252 Ringwood Road | £350,000  
Totton, Southampton, SO40 8EB

 Henshaw Fox



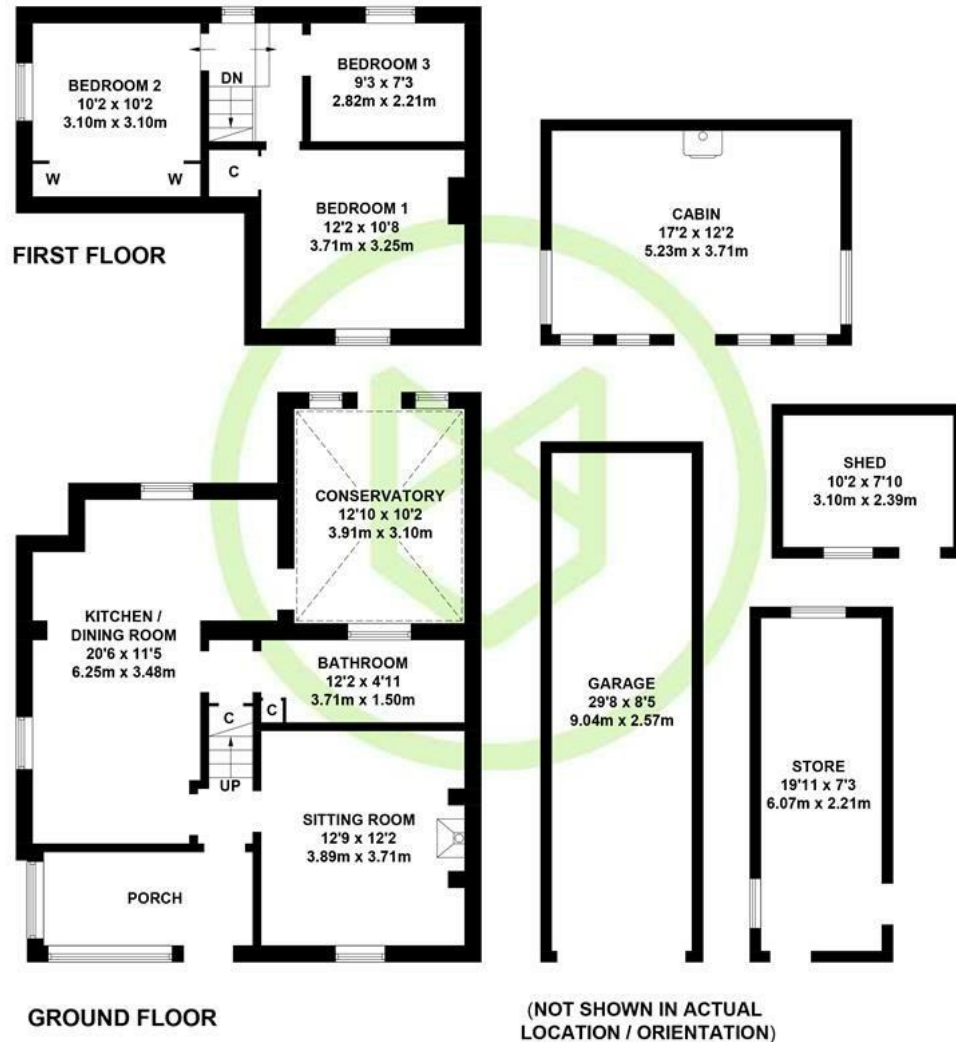
252 Ringwood Road  
Totton, Southampton, SO40 8EB

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## Summary

Conveniently positioned on a corner plot and within easy reach of amenities is this period semi detached family home. The accommodation comprises three generous bedrooms on the first floor with three receptions on the ground floor, supplemented with a spacious glazed entrance porch. The open plan kitchen/dining room provides a great social space with adjoining conservatory overlooking the private and low maintenance rear garden. Ample off road parking is available for numerous vehicles with a comprehensive arrangement of outbuildings which include a tandem garage, store/home office, timber garden cabin, shed and covered BBQ area.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 725 SQ FT / 67.4 SQ M  
FIRST FLOOR = 362 SQ FT / 33.6 SQ M  
OUTBUILDINGS = 680 SQ FT / 63.2 SQ M  
TOTAL = 1767 SQ FT / 164.2 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1077255)

## Summary

- A charming semi detached period house
- Generous corner plot
- Three bedrooms
- Open plan kitchen / dining room
- Separate sitting room with log burning stove
- Large conservatory and glazed front entrance porch
- Timber garden cabin, Container as home office/store, shed, store
- Tandem garage
- Low maintenance rear garden
- Ample off road parking

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential B

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## Ground Floor

French doors at the front of the property open into a spacious glazed porch with ample space for storage. A secure inner door opens to the entrance hall with stairs to the first floor and a sitting room to the right which features a log burning stove set on a brick hearth with a floating oak mantle. The open plan kitchen/dining area offers space for a dining table and chairs with the shaker style kitchen offering a range of wall and base units with contrasting block work surfaces, butlers sink and granite peninsula and breakfast bar. A Rangermaster cooker and extractor hood are included with plumbing for a dishwasher, washing machine and space for fridge. Storage is available under the stairs with access through to the family bathroom, comprising a corner bath with a shower over, vanity unit with inset wash basin, WC and a shelved airing cupboard. A conservatory overlooks the rear garden providing an additional reception space with integrated fridge and freezer.

## First Floor

The galleried landing allows access to the part boarded loft space via a hatch and serves the three generous bedrooms with built-in storage and ornamental fireplace in bedroom one. Bedroom two boasts floor to ceiling fitted wardrobes.

## Outside

The enclosed rear and private gardens offer a low maintenance and child friendly outdoor space with various outbuildings. These include a large timber cabin with power and light, covered BBQ area, store, timber shed, container currently used as a store/office and the tandem garage.

## Parking

Off road parking for numerous vehicles is available on the gravel driveway, fronting the tandem garage. A side gate leads to the front garden.

## 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 and 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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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