



5 Oldbarn Close | £310,000
Totton, Hampshire, SO40 2SY





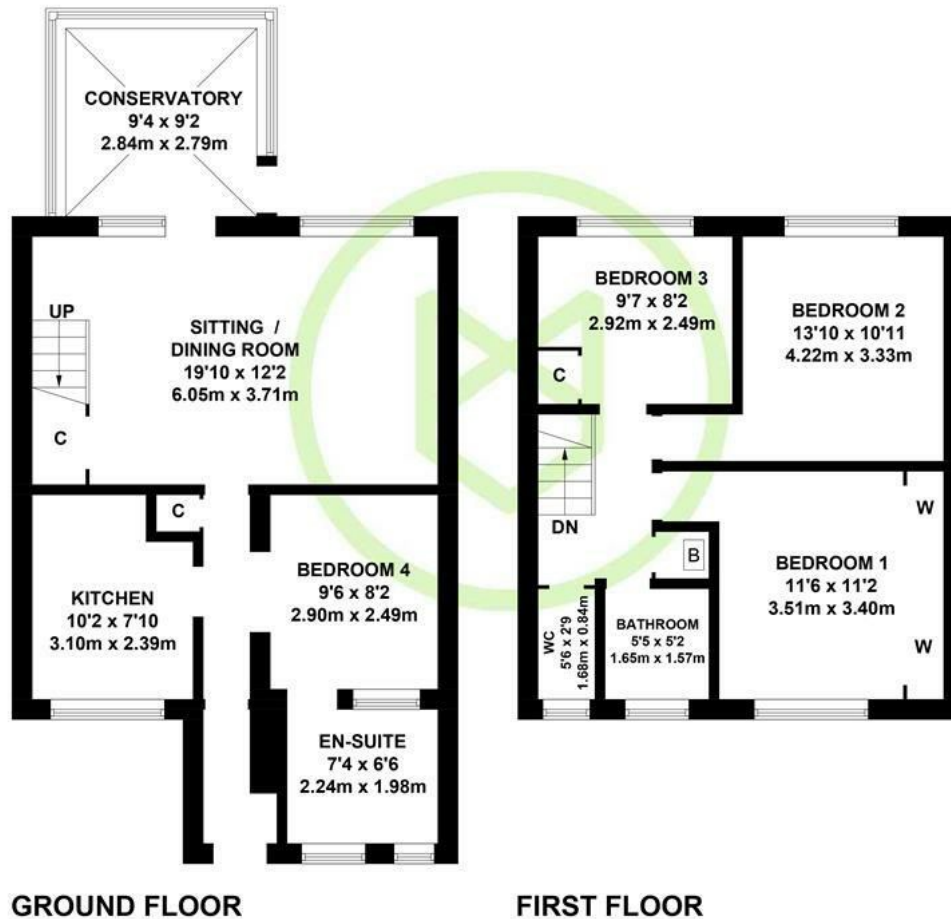
5 Oldbarn Close
Totton, Hampshire, SO40 2SY

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

This mid terrace family home has been reconfigured by the current owner to offer up to four bedrooms with a double bedroom and en-suite shower room situated on the ground floor by way of a garage conversion. A fitted kitchen is complemented by an open plan sitting and dining room with the adjoining conservatory providing an additional reception space overlooking the enclosed and private rear garden. The three bedrooms on the first floor are served by the family bathroom with separate wc. Off road parking is available on the driveway with gated access available to the rear garden.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 625 SQ FT / 58.1 SQ M
FIRST FLOOR = 449 SQ FT / 41.7 SQ M
TOTAL = 1074 SQ FT / 99.8 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1103493)

Summary

- A mid terrace family home
- Converted garage to create a fourth bedroom with en-suite shower room on the ground floor
- Four bedrooms in total
- Open plan sitting and dining room
- Conservatory with heating
- Family bathroom and separate wc
- Ample off road parking on the driveway
- Enclosed and low maintenance rear garden
- Gated rear access
- A wealth of local amenities including schooling and shops

EPC Rating

Energy Efficiency Rating
Current C
Potential B

5 Oldbarn Close

Totton, Hampshire, SO40 2SY

Ground Floor

The part glazed UPVC door opens into the bright and airy entrance hall with a useful shelved storage cupboard. The fitted kitchen offers a range of beech effect wall and base units with contrasting roll top work surfaces. Integrated appliances include an eye level double oven, 4 burner gas hob and extractor over. There is plumbing and space for a washing machine, dishwasher and fridge freezer. The converted garage now forms the fourth bedroom/reception room with en-suite wet room with electric shower, wash basin, WC and heated towel rail. The open plan sitting/dining room spans the rear of the property with ample space for seating and dining. A storage cupboard is positioned under the stairs with a secure door to the conservatory, which is heated for use all year round.

First Floor

The landing houses the airing cupboard with a gas fired boiler and allows access to the loft space via a hatch and fold down ladder. Two double bedrooms and a single third bedroom are served by the tiled bathroom with panelled bath with mixer shower over, wash basin and heated towel rail. Bedroom one is fitted with a range of floor to ceiling wardrobes with shelving, drawers and hanging space. The WC is in the room adjacent.

Outside

The private and low maintenance rear garden features two paved seating areas with mature hedgerows and trees providing a leafy outlook. A back gate provides rear access with a small shed for storage.

Parking

Off road parking is available at the front of the property on the driveway

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 which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links with the New Forest National Park approximately a mile away. A range of amenities including local shop, public house and schooling are all close by.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Calmore Infants and Middle School

Secondary School

Testwood School

Council Tax

Band B - New Forest District Council

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

