



Rushington Lane, SO40
Southampton

£600,000

Property Type: Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

A Stunning Transformation In The Heart Of Rushington Manor - We are delighted to present for sale this truly exceptional and completely refurbished four-bedroom detached family home, located within the highly sought-after Rushington Manor residential estate. This impressive property has been thoughtfully extended, redesigned, and finished to a luxurious standard throughout, offering stylish and energy-efficient living.

- Stunning Extended & Refurbished Detached Family Home
- Four Bedrooms With En-Suite & Dressing Room To Principal
- Impressive Open-Plan Kitchen/Family Room With Bi-Folds
- Separate Lounge With Ornamental Fireplace
- Underfloor Heating Throughout Ground Floor
- Energy Efficient – Owned Solar Panels & New Combi Boiler
- 32ft Loft/Hobbies Room Ideal For Home Office Or Gym
- Luxury Bathroom With Freestanding Bath & Walk-In Shower
- Landscaped Rear Garden With Entertainment Bar
- Driveway Parking & Integral Garage/Utility Room

Location - Rushington Lane lies within the prestigious Rushington Manor estate, one of Totton's most desirable and long-established residential areas. Known for its tree-lined avenues and detached family homes, Rushington offers a peaceful suburban setting with excellent access to local amenities, well-regarded schools, and commuter routes to Southampton, Romsey, and the New Forest National Park.





Property Overview - This beautifully presented home offers an impressive frontage with a resin-bound driveway for up to three vehicles, timber fencing to both sides and a refitted composite entrance door beneath a modern storm porch. The integral garage/utility benefits from an electric roller door and EV charging point.

Inside, a bright and spacious entrance hall features smooth ceilings, downlights and Porcelain wood-effect tiled flooring flowing throughout the ground floor. Doors lead to the lounge, cloakroom and garage/utility, with an open aspect through to the stunning rear kitchen/family room. The garage/utility provides excellent storage, full-length cupboards (including boiler housing) and plumbing for stacked laundry appliances. A modern cloakroom completes the front section of the home.

The lounge offers a cosy retreat with an ornamental fireplace, fitted shutters and soft carpeting, with double folding doors opening into the showpiece kitchen/family room.

The Heart of the Home - A superb rear extension creates a bright open-plan living space with ceiling-level side window and wide bi-fold doors with integrated blinds. The bespoke kitchen features grey and gloss-white cabinetry, white quartz work surfaces, a large island with induction hob and pop-up extractor, double stacked ovens, full-length fridge, dishwasher, wine cooler and space for dining and seating—perfect for modern family living and entertaining.

First Floor & Loft Accommodation - The landing features a glass and oak balustrade, side window and recessed lighting. The principal bedroom enjoys a dressing room with fitted wardrobes and an en-suite shower room with vaulted ceiling, Velux window and walk-in shower. Three additional well-proportioned bedrooms all offer smooth ceilings, carpets and double glazing.

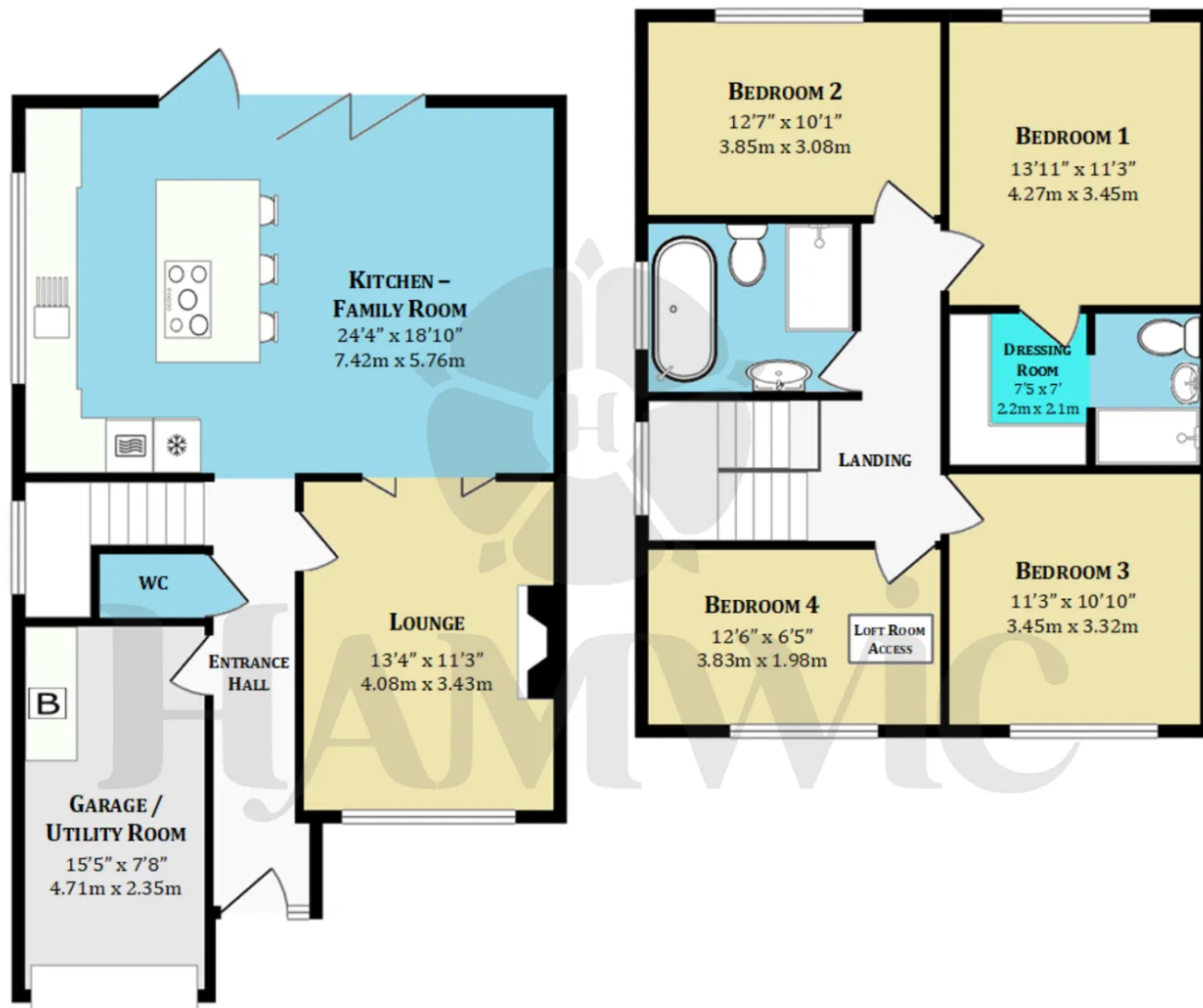
The family bathroom is beautifully finished with a freestanding oval bath, walk-in double shower, vanity basin and feature tiling.

Bedroom four provides access to a 32ft loft/hobbies room—an ideal home office, playroom or gym—with Velux windows, eaves storage, electric heating and quality flooring.

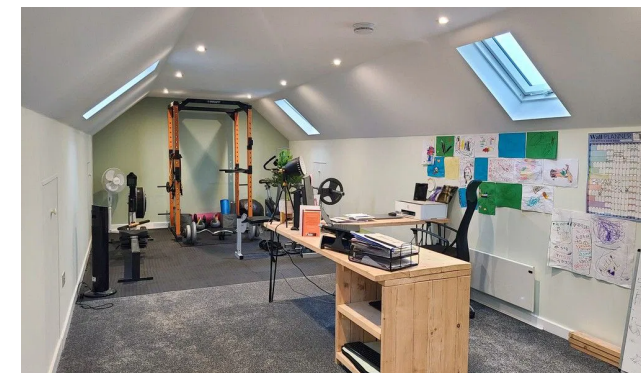
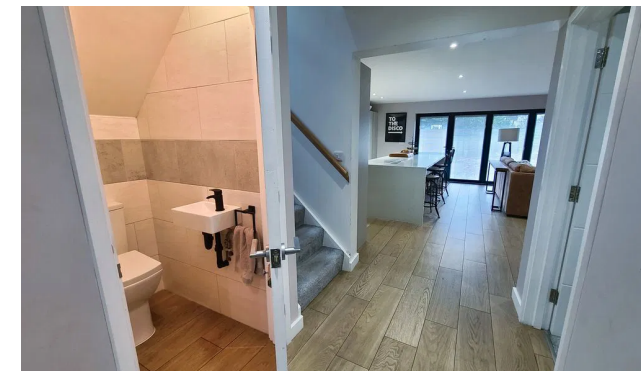
Outdoor Living - The landscaped rear garden offers a stylish low-maintenance space with a large tiled patio, raised flowerbeds, artificial lawn and multiple seating areas. A timber garden bar/entertainment room sits to the rear corner, complete with lighting, power and water, all enclosed with quality fencing.

Tenure: Freehold / **Council Tax Band:** E





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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