



Connells

Malwood Gardens
Totton Southampton



Property Description

Potential for Multi-Generational Living, Home Working, and Annex

The substantial plot and versatile interior and exterior spaces make Malwood Gardens ideal for various living arrangements and uses:

- Multi-Generational Living: The spacious layout, multiple bedrooms, and potential to convert the snug area into an additional bedroom or living space support comfortable multi-generational living.
- Home Working: The property offers several areas that can be adapted into home offices, such as the snug area, summer house, or one of the log cabins.
- Annex Potential: With the existing log cabins and the extended garage, there's significant potential to develop a self-contained annex for extended family members or rental purposes.

This property presents a unique opportunity to create a tailored living environment to suit a range of needs and lifestyles.

Porch

- Floor laid to carpet
- UPVC double glazed door to front
- Obscured double-glazed window to side
- Built-in storage

Hallway

- Recently re-plastered

Lounge

13' 4" x 14' 11" (4.06m x 4.55m)

- Patio doors to the rear garden
- Floor laid to carpet
- Recently re-plastered
- Wood burner (2 years old)

- Open plan to the snug area, which can be converted into an additional bedroom or dining room

- Double glazed window to side and front aspects
- Floor laid to carpet

Kitchen

- Partly in need of repair, allowing for personal customization
- Vaillant boiler (3 years old)
- Built-in larder
- Space for a freestanding cooker
- Stainless steel sink and drainer with hot and cold tap
- Space and plumbing for a washing machine
- Space for a fridge freezer
- Double glazed windows to side and rear aspects
- UPVC door to rear

Snug/ Dining Room

9' 11" x 11' 1" (3.02m x 3.38m)

- Double glazed window to side and front aspects
- Floor laid to carpet

Bathroom

- Modern design
- Bath with shower over and mixer tap
- Floor laid to wood laminate
- Vanity unit with inset hand wash basin
- Heated towel rail
- WC
- Double glazed obscured window to side aspects

Cloakroom

- WC
- Handwash Basin

Bedroom One

9' 11" x 12' 8" (3.02m x 3.86m)

- Dual aspect to side and rear
- Floor laid to carpet

Bedroom Two

9' 8" x 10' (2.95m x 3.05m)

- Dual aspect to front and side
- Floor laid to carpet

Bedroom Three

7' x 9' 11" (2.13m x 3.02m)

- Single aspect to side
- Floor laid to carpet

Location

Totton is a desirable residential area known for its family-friendly environment and proximity to essential amenities. The area offers:

- Schools: Good selection of primary and secondary schools
- Transport: Excellent transport links including rail and bus services; proximity to major road networks
- Parks and Recreation: Nearby parks and recreational facilities
- Shopping: Local shops and larger retail centre's within easy reach
- Healthcare: Access to medical facilities including GP surgeries and pharmacies









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
ROMSEY SO51 8GD

EPC Rating: D

Tenure: Freehold

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