



HUNTERS[®]
HERE TO GET *you* THERE

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Eling Hill, Totton, Southampton

Guide Price £650,000



Nestled within a nature reserve that follows the River Test and reaches out toward the New Forest National Park, this charming village offers a wealth of outdoor activities, breath taking scenery, and several renowned pubs. Its proximity to the New Forest enhances its appeal, while nearby Totton provides convenient access to shops, amenities, and more dining options. Eling Hill retains its rural seclusion, thanks to the creek and toll bridge, preserving its unique charm and exclusivity.

Perched above the marina, with sweeping views of Bartley Water, this exceptional bungalow offers a rare opportunity for waterside living, with no onward chain. The bright and airy open-plan design is perfect for modern living, with versatile spaces that make the most of the scenic surroundings. The stylish kitchen, complete with ample storage and a six-hob oven, flows seamlessly into the dining area, which features openings and French doors leading to the garden. The living room boasts a large bay window with magnificent views of the marina and water, as well as a second set of French doors that open onto a patio with a similarly stunning outlook. The ground floor also includes two spacious double bedrooms. The front bedroom features a walk-in storage area, while the rear bedroom offers direct access to the garden. Further to that a utility room provides additional storage and convenience.

The upper floor is where this home truly shines. The master suite is a serene retreat with a large bathroom and a walk-in rainfall shower. Across the hall, the split-level suite is a true showstopper, with full-height glass panels and a patio door leading to a sun-drenched balcony, perfect for enjoying panoramic views of the boats passing by throughout the day. Outside, the thoughtfully landscaped gardens include a generous patio area with a fire pit for alfresco dining, along with additional seating areas at the front of the property to capture sunlight at all times of day.

Tenure: Freehold

KEY FEATURES

- Detached Home
- Sought After Location with Marina Views
 - Three Bedrooms
 - Driveway
- Patio Space with Firepit
- Split Level Master Bedroom
 - Open Plan Living
 - Balcony
 - Ample Storage
 - Freehold

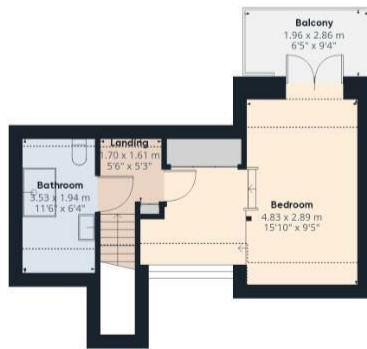








Ground Floor



Floor 1

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Approximate total area[®]

124.24 m²
1337.31 ft²

Balconies and terraces

5.27 m²
56.73 ft²

Reduced headroom

11.26 m²
121.2 ft²

(1) Excluding balconies and terraces:

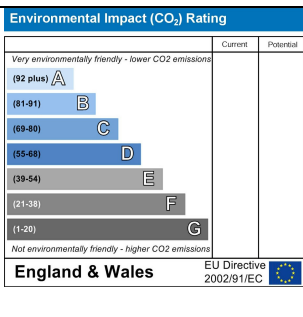
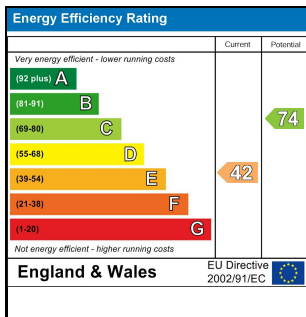
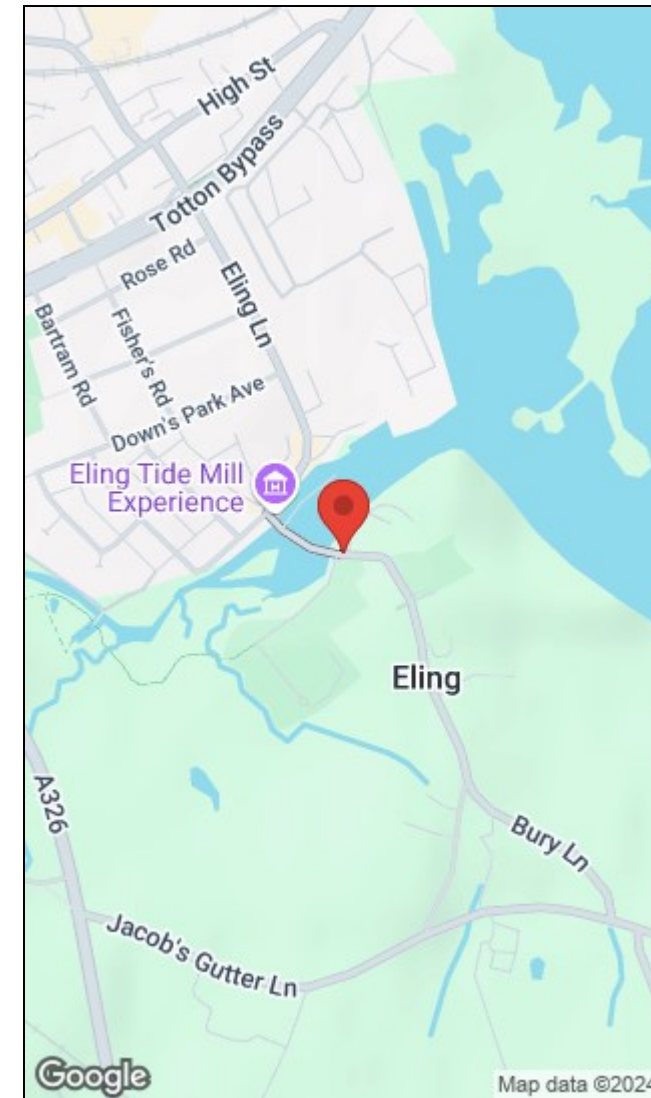
Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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