



Rushington  
£500,000

**brantons**







## Property

Brantons Independent Estate Agents are proud to present for sale this imposing detached family home situated in the highly desirable residential area of Rushington Manor.

The ground floor layout begins with a spacious entrance hallway that leads to; a lounge with bay window and feature fireplace, dining room also with feature fireplace, conservatory and kitchen. There is also a separate utility with Belfast sink, and a W.C accessed via the hall.

The first floor consists of three generous double bedrooms and a modern family bathroom with dual aspect windows.

The front of the property provides block paved driveway parking for several vehicles and at the rear is a sizable Southerly facing garden that is mainly laid to lawn with a patio seating area. The rear garden features a useful outbuilding that could be used as a dedicated office/study space, and there is also access to a double garage that leads to another driveway providing additional off road parking.

The property is located within the Foxhills & Hounslow school catchments and as a result of this Brantons expect strong interest. To fully appreciate the location and accommodation on offer, an early viewing will be essential to avoid any later disappointment.

## Features

- Imposing Detached Family Home
- Three Double Bedrooms
- Lounge With Bay Window & Feature Fireplace
- Dining Room With Feature Fireplace
- Kitchen With Separate Utility
- Conservatory & Downstairs W.C
- Modern Family Bathroom
- Detached Double Garage
- Double Driveway Parking
- Generous Southerly Facing Rear Garden

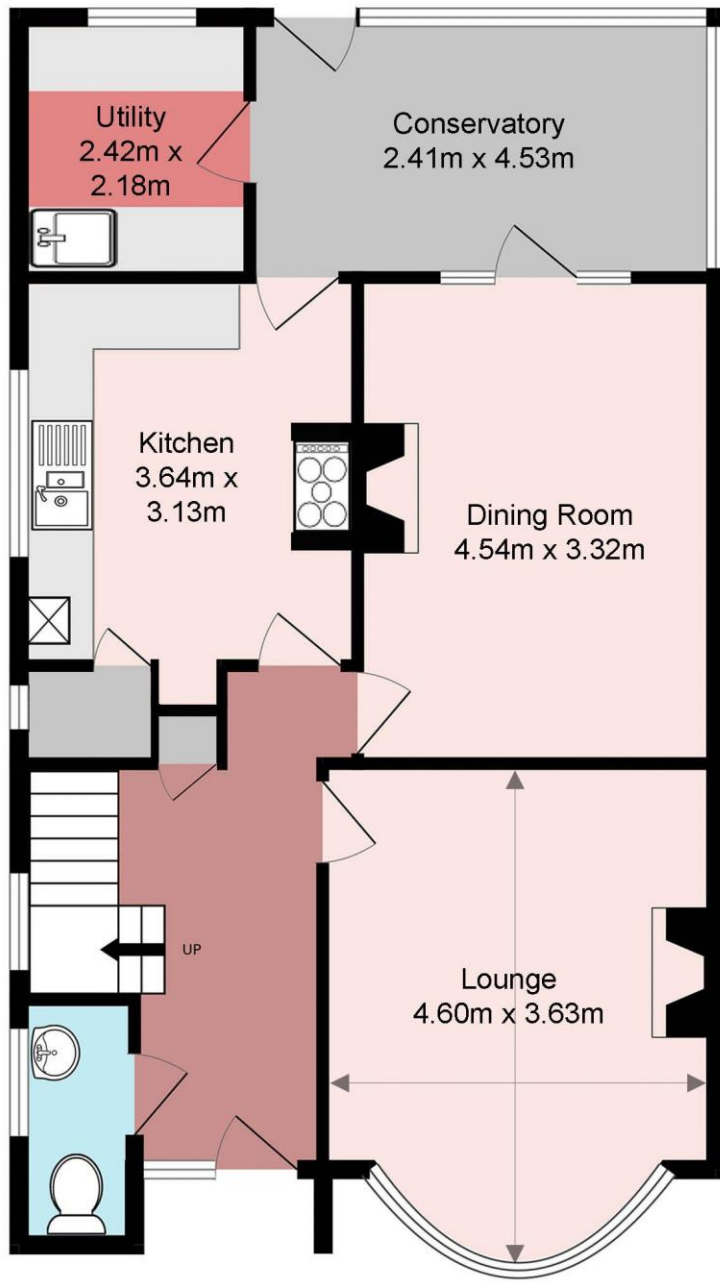


## Area

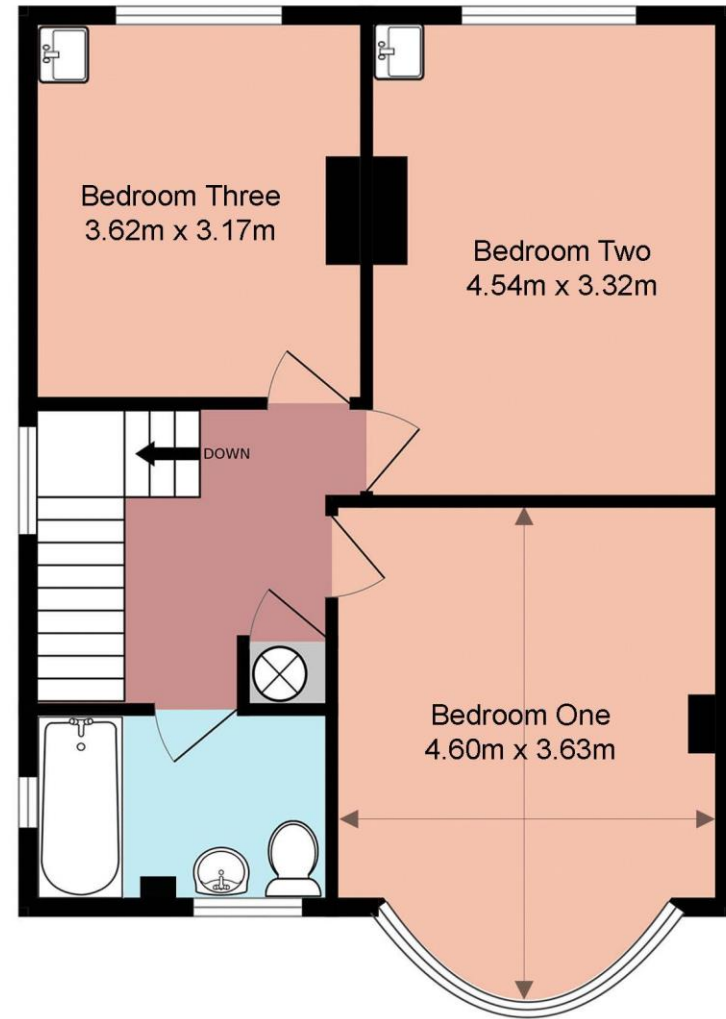
Rushington is a residential suburb of Totton but is a community in its own right. The housing is diverse and consists of substantial family homes and bungalows. Rushington offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.

Just a short walk away, in Rumbridge Street, there are various shops as well as a local public house and a restaurant. The area also falls within the highly preferred Foxhills and Hounslow school catchments.





**Ground Floor**  
70.8 sq.m. approx.



**1st Floor**  
54.8 sq.m. approx.



## Accommodation

Lounge 15' 1" x 11' 11" (4.60m x 3.63m)

Dining Room 14' 11" x 10' 11" (4.54m x 3.32m)

Kitchen 11' 11" x 10' 3" (3.64m x 3.13m)

Conservatory 7' 11" x 14' 10" (2.41m x 4.53m)

Utility Room 7' 11" x 7' 2" (2.42m x 2.18m)

Downstairs W.C 7' 6" x 3' 5" (2.29m x 1.03m)

Bedroom One 15' 1" x 11' 11" (4.60m x 3.63m)

Bedroom Two 14' 11" x 10' 11" (4.54m x 3.32m)

Bedroom Three 11' 11" x 10' 5" (3.62m x 3.17m)

Bathroom 9' 3" x 6' 1" (2.81m x 1.85m)

Office 9' 7" x 7' 1" (2.93m x 2.16m)

Double Garage 20' 1" x 16' 1" (6.12m x 4.89m)









## Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave and then turn right onto Kinross Road. Take the first left into Culford Avenue.

## Distances

**Motorway:** 1.4 miles  
**Southampton Airport:** 8.7 miles  
**Southampton City Centre:** 4.6 miles  
**New Forest Park Boundary:** 1.5 miles  
**Train Stations**  
**Ashurst:** 2.8 miles  
**Totton:** 0.9 miles

## Information

**Local Authority:** New Forest District Council  
**Council Tax Band:** D  
**Tenure Type:** Freehold  
**School Catchments**  
**Infant:** Eling  
**Junior:** Foxhills  
**Senior:** Hounslow

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

# Energy performance certificate (EPC)

Totton SOUTHAMPTON	Energy rating
Valid until	Certificate number

Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

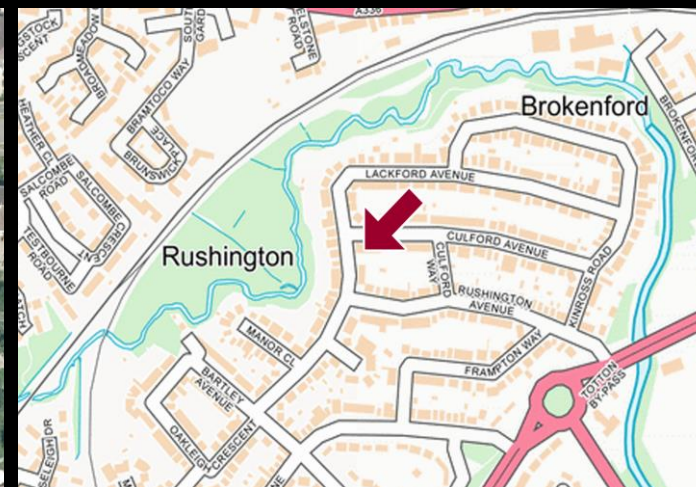
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-\(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps))).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

**EPC PENDING**







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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

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