



Hazel Farm
£520,000

brantons



Property

An exciting opportunity arises to acquire this modern executive style family home situated in the highly regarded residential area of Hazel Farm. The ground floor accommodation is comprised of three reception rooms, spacious kitchen-breakfast room, utility and W.C.

The first floor features a sizable landing that in turn leads to three double bedrooms with the master benefitting from an en-suite shower room and fitted wardrobes. From the landing there is also a large bathroom.

The second floor features two further double rooms and a family shower room. To the side of the property there is driveway parking for several vehicles which in turn leads to a double garage.

At the rear is an enclosed garden that is mainly laid to lawn. The garden benefits from a good degree of privacy and seclusion. To fully appreciate the versatile family orientated accommodation and surprisingly spacious room sizes and internal inspection is essential.

Rarely do properties of this nature stay on the market for long and Brantons expect this to be no exception.

Features

- Modern Executive Style Family Home
- Five Double Bedrooms
- Lounge With Bay Window
- Kitchen-Breakfast Room
- Family Room & Dining Room
- Downstairs W.C & Utility Room
- Family Bathroom & En-suite To Master
- Driveway Parking For Several Cars
- Double Garage
- Private Enclosed Rear Garden

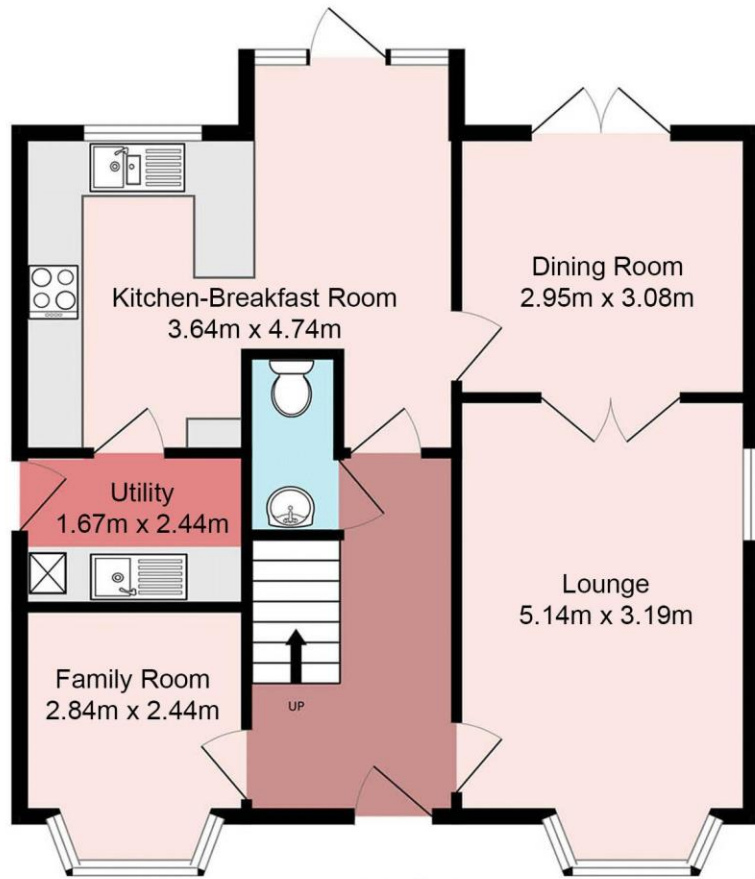


Area

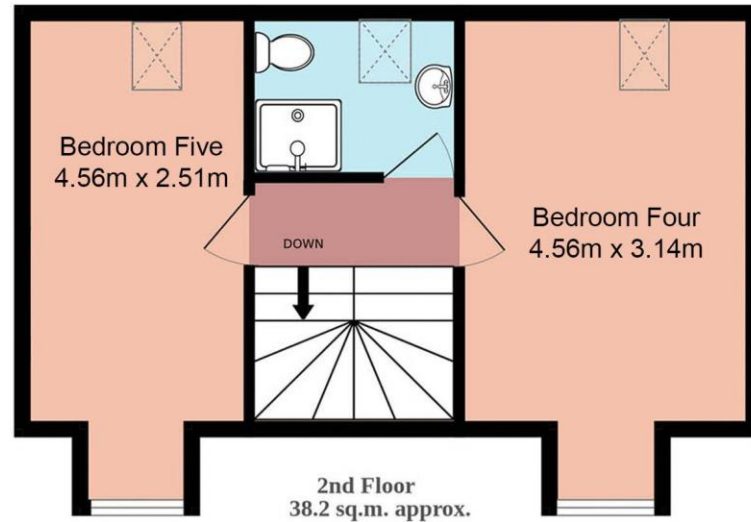
The preferred residential area of Hazel Farm was largely developed during the 2000's and is situated on the eastern edge of the New Forest. Hazel Farm is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a motorway.

The town of Totton has a number of shops including two large super markets, pubs and food outlets. Locals enjoy easy access to a vast array of shopping at Southampton's West Quay shopping centre which is only around six miles away. Families enjoy the close proximity to the New Forest National Park with its enjoyable walks and picturesque villages.

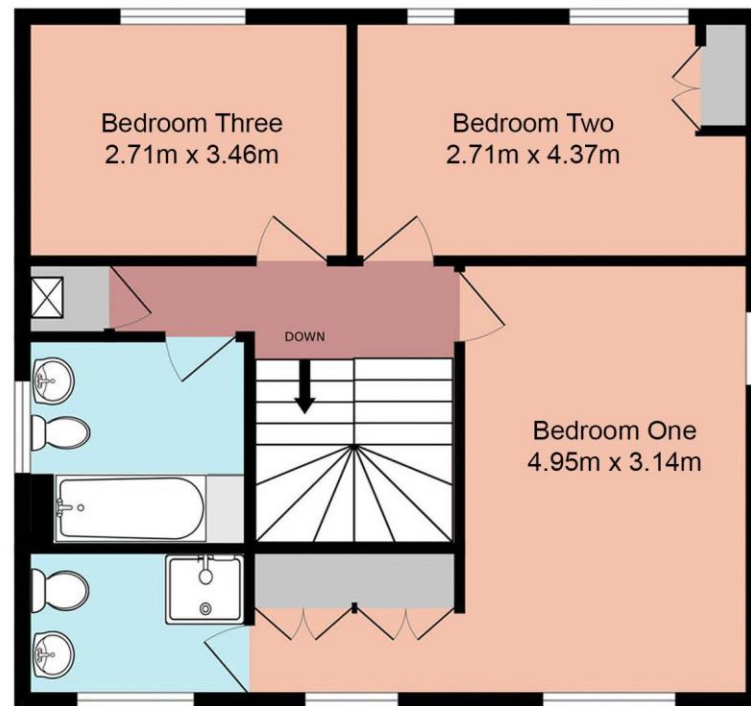




Ground Floor
63.0 sq.m. approx.



2nd Floor
38.2 sq.m. approx.



1st Floor
59.1 sq.m. approx.

Accommodation

Lounge 16' 10" x 10' 6" (5.14m x 3.19m) Into Bay

Kitchen-Breakfast Room 11' 11" x 15' 7" (3.64m x 4.74m) Maximum

Dining Room 9' 8" x 10' 1" (2.95m x 3.08m)

Family Room 9' 4" x 8' 0" (2.84m x 2.44m) Into Bay

Utility Room 5' 6" x 8' 0" (1.67m x 2.44m)

Downstairs W.C 6' 2" x 2' 9" (1.87m x 0.83m)

Bedroom One 16' 3" x 10' 4" (4.95m x 3.14m)

En-suite 5' 3" x 8' 3" (1.61m x 2.51m)

Bedroom Two 8' 11" x 14' 4" (2.71m x 4.37m)

Bedroom Three 8' 11" x 11' 4" (2.71m x 3.46m)

Bathroom 7' 4" x 8' 2" (2.24m x 2.50m)

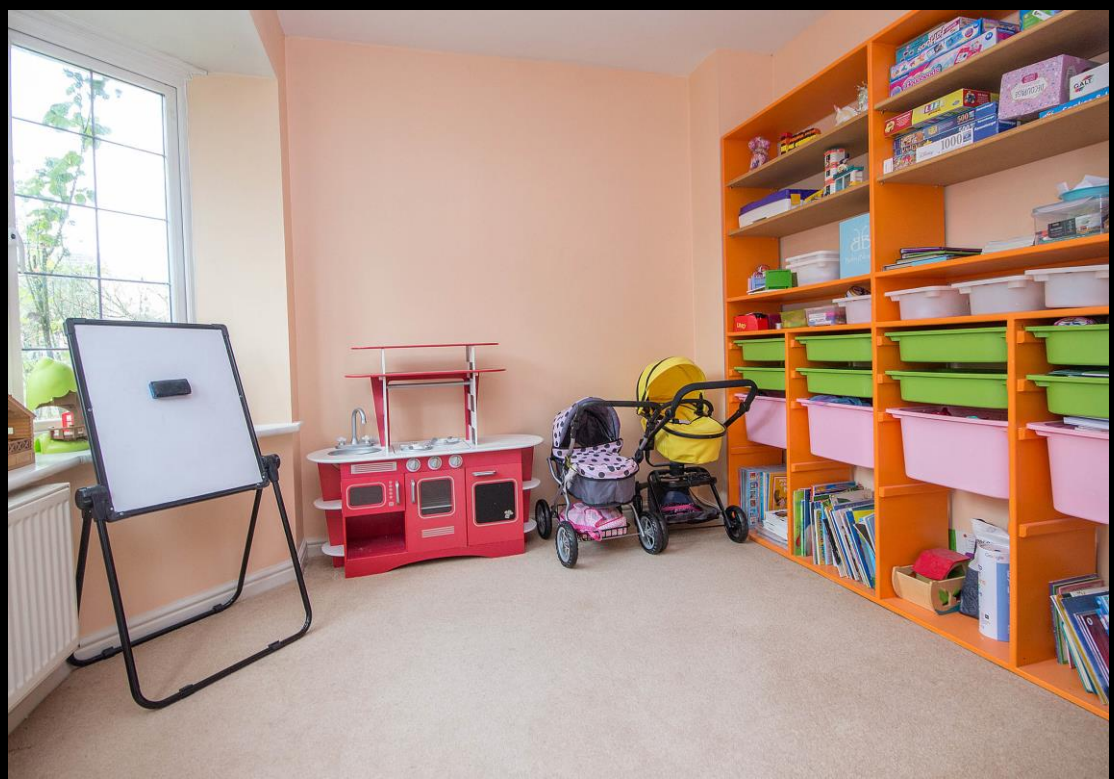
Bedroom Four 15' 0" x 10' 4" (4.56m x 3.14m)
Plus Bay

Bedroom Five 15' 0" x 8' 3" (4.56m x 2.51m)
Plus Bay

Shower Room 5' 10" x 6' 11" (1.78m x 2.11m)

Double Garage 17' 6" x 17' 7" (5.34m x 5.37m)





Directions

1) From our office proceed west on Water Lane. 2) At the main junction with Calmore Road turn right. 3) Proceed on for approximately 3/4 mile. 4) Take the 7th left into Amey Gardens.

Distances

Motorway: 2.7 miles
Southampton Airport: 10.4 miles
Southampton City Centre: 5.7 miles
New Forest Park Boundary: 1.7 miles
Train Stations
Ashurst: 4.5 miles
Totton: 2.1 miles

Information

Local Authority: New Forest District Council
Council Tax Band: F
Tenure Type: Freehold
School Catchments
Infant: Calmore
Junior: Calmore
Senior: Testwood

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

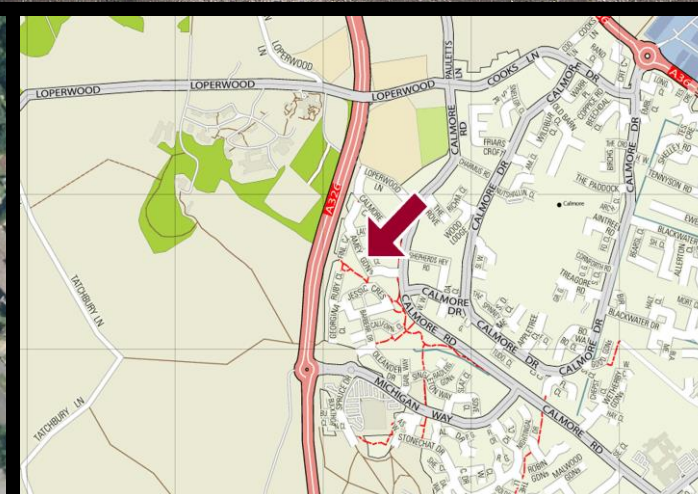
Properties can be rented if they have an energy rating from A to E.

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.](#)

EPC PENDING





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Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

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t: 02380 875 020

e: enquiries@brantons.co.uk

