



West Totton  
£550,000

**brantons**





When a man is truly in love, he doesn't just love the woman, but also the way she looks.



**RECIPE FOR LOVE**  
INGREDIENTS:  
1 CUP OF ROMANCE  
2 PINCHES OF HUMOR  
2 SPOONFULS OF JOY  
1/2 CUP COMPATIBILITY  
3 TABLESPOONS OF TRUST  
1 CUP OF RESPECT  
1/2 LB. OF SHARING  
1 TSP TENDERNESS  
3/4 CUP PATIENCE





## Property

Brantons are pleased to offer for sale this extended detached family home situated on a generous corner plot within the highly regarded residential area of West Totton.

The ground floor layout is comprised of a lounge, impressive open-plan kitchen-diner, family room and UPVC conservatory. There is also a useful utility and a W.C.

The first floor accommodation consists of four bedrooms with the first three being spacious double rooms and the master benefiting from the use of an en-suite shower room. From the landing there is also a family bathroom. The front of the property provides ample driveway parking and at the rear is a larger than average South-Westerly facing garden.

The garden is mainly laid to lawn and features both patio and decked seating areas. The location offers proximity to local amenities including shops, schools, bus and transport routes. To fully appreciate the location and versatile accommodation, an early viewing comes highly recommended.

## Features

- Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Impressive Kitchen-Diner
- UPVC Conservatory
- Family Room & Utility Room
- Downstairs W.C
- En-suite & Family Bathroom
- Ample Driveway Parking
- Larger Than Average Rear Garden

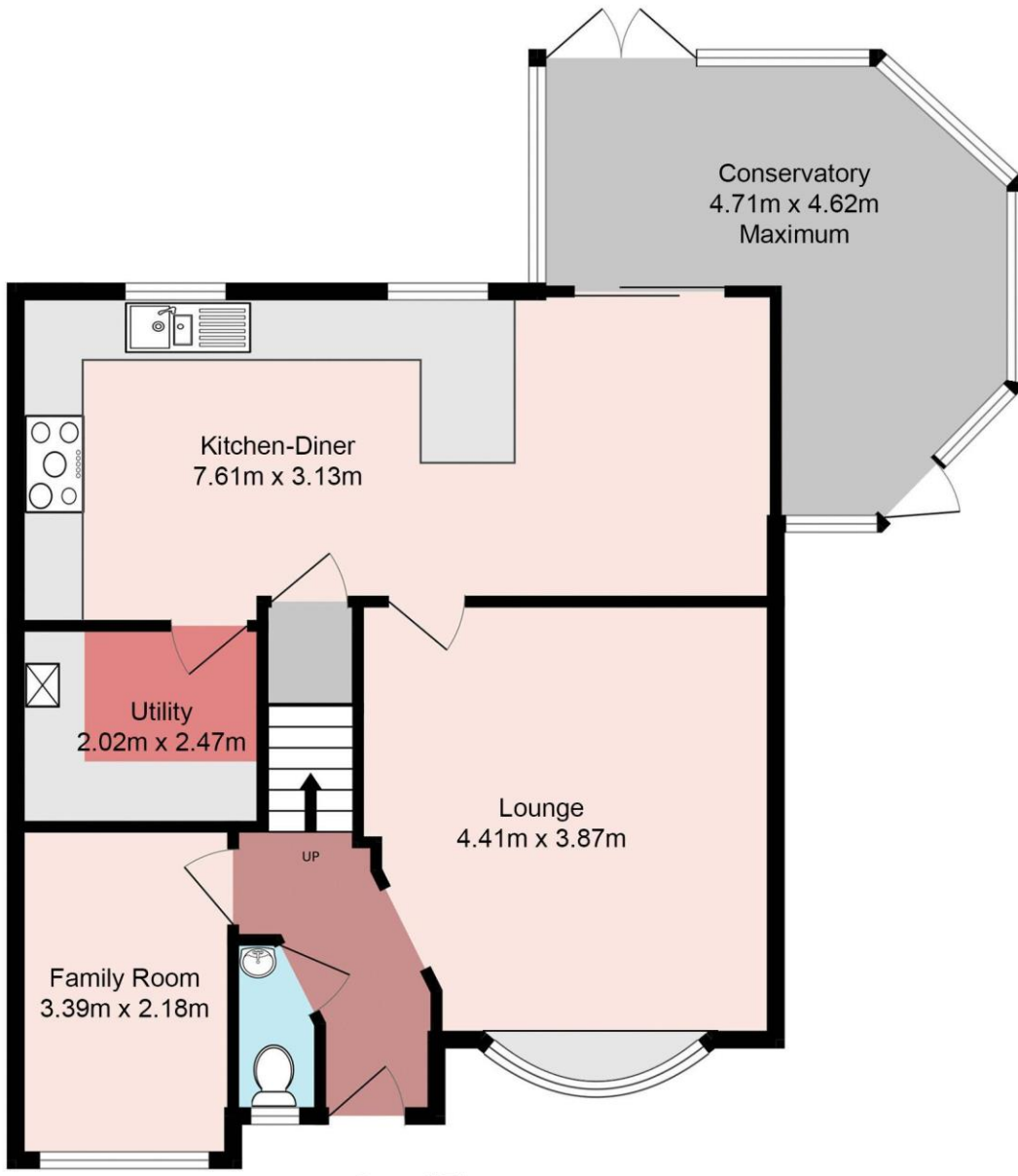


## Area

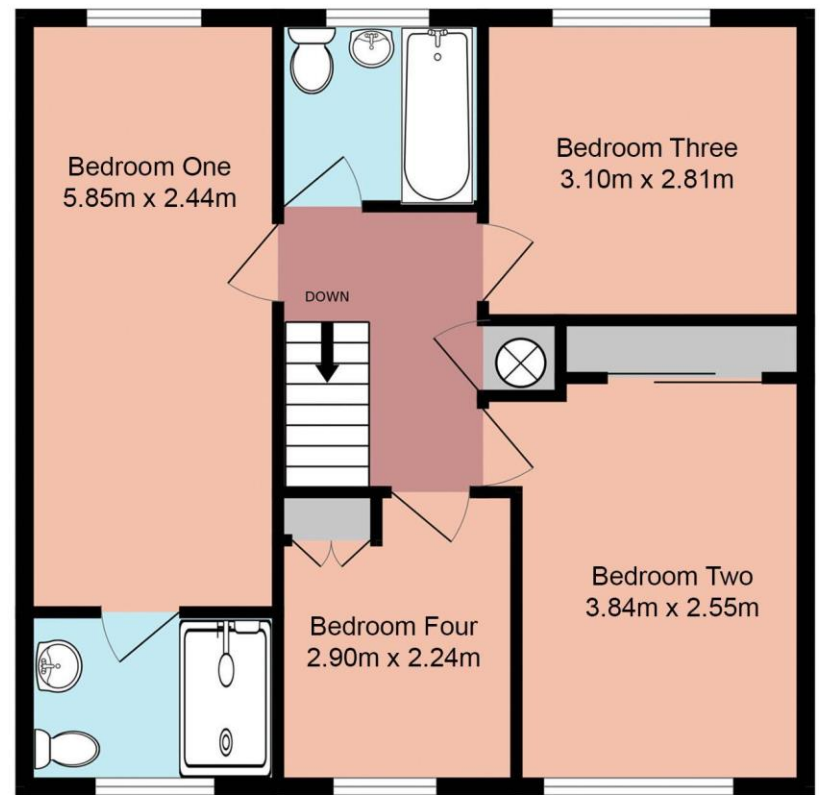
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a motorway.

West Totton is also home to the Hangar Farm Arts Centre which provides the community with a professional entertainment venue showing an exhilarating array of exhibitions and performing arts. 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 five miles away. Families enjoy the close proximity to the New Forest National Park with its enjoyable walks and picturesque villages.





Ground Floor



1st Floor



## Accommodation

**Lounge** 14' 6" x 12' 8" (4.41m x 3.87m)

**Kitchen-Diner** 25' 0" x 10' 3" (7.61m x 3.13m)

**Conservatory** 15' 5" x 15' 2" (4.71m x 4.62m)

**Family Room** 11' 1" x 7' 2" (3.39m x 2.18m)

**Utility Room** 6' 8" x 8' 1" (2.02m x 2.47m)

**Bedroom One** 19' 2" x 8' 0" (5.85m x 2.44m)

**En-suite** 5' 6" x 8' 0" (1.67m x 2.44m)

**Bedroom Two** 12' 7" x 8' 4" (3.84m x 2.55m) Plus Wardrobes

**Bedroom Three** 10' 2" x 9' 3" (3.10m x 2.81m)

**Bedroom Four** 9' 6" x 7' 4" (2.90m x 2.24m)

**Bathroom** 6' 2" x 6' 6" (1.87m x 1.97m)

**Downstairs W.C** 5' 3" x 2' 8" (1.60m x 0.81m)









## Directions

1) From our office head east on Salisbury Road/A36. 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn right onto Hazel Farm Road. 5) Turn right onto Magpie Drive.

## Distances

Motorway: 2.0 miles  
Southampton Airport: 10.9 miles  
Southampton City Centre: 5.4 miles  
New Forest Park Boundary: 0.6 miles  
Train Stations  
Ashurst: 3.2 miles  
Totton: 1.5 miles

## Information

Local Authority: New Forest District Council  
Council Tax Band: E  
Tenure Type: Freehold  
School Catchments  
Infant: Hazel Wood  
Junior: Abbotswood  
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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

### 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

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.

t: 02380 875 020

e: [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk)

