



West Totton
£460,000

brantons



Property

As sole agents Brantons Independent Estate Agents are proud to offer to the market this imposing detached family home nestled in a quiet cul-de-sac within the highly regarded residential area of West Totton.

The ground floor consists of a spacious lounge, impressive contemporary kitchen-diner with central preparation island and quartz work surfaces, separate utility room, sizable UPVC conservatory, and from the hallway is a W.C.

The first floor accommodation is comprised of five bedrooms with the master benefiting from the use of a built in wardrobe. From the landing there is a modern family bathroom, and a separate shower room. The front of the property boasts an enviable amount of parking which leads to a garage (which has been partitioned to create the utility room space). There is also a generous amount of side access which would be ideal for someone looking to store a caravan or boat (subject to size).

To the rear of the property is the garden which is mainly laid to low maintenance artificial lawn, and there is also a patio seating area and raised decking. Due to the family orientated and versatile layout, Brantons expect strong interest and as such, highly advise an early internal viewing to avoid any later disappointment.

Features

- Imposing Semi-Detached House
- Five Bedrooms
- Spacious Lounge
- Impressive Kitchen-Diner With Separate Utility Room
- Sizable Conservatory
- Downstairs W.C
- Family Bathroom & Separate Shower Room
- Ample Block Paved Driveway Parking & Garage
- Low Maintenance Rear Garden & Generous Side Access

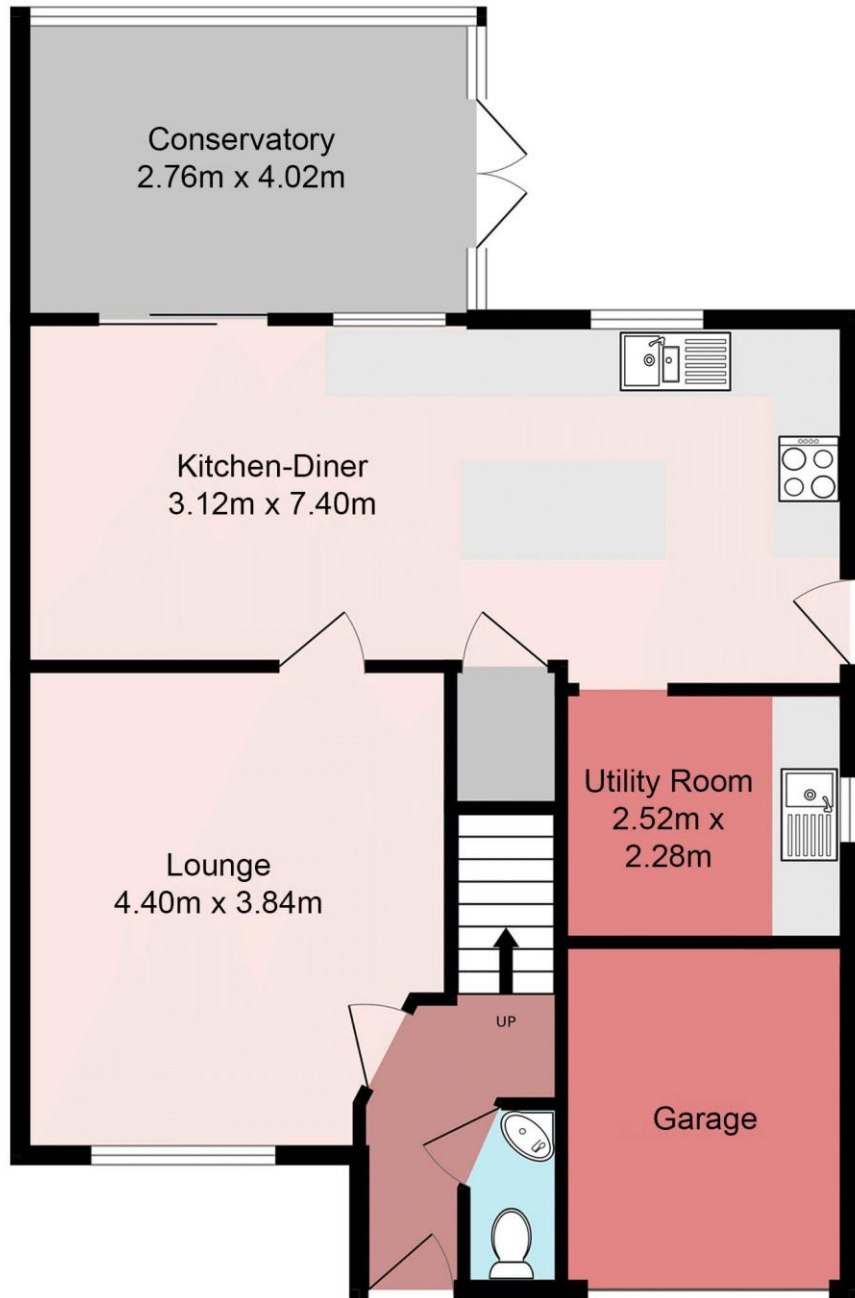


Area

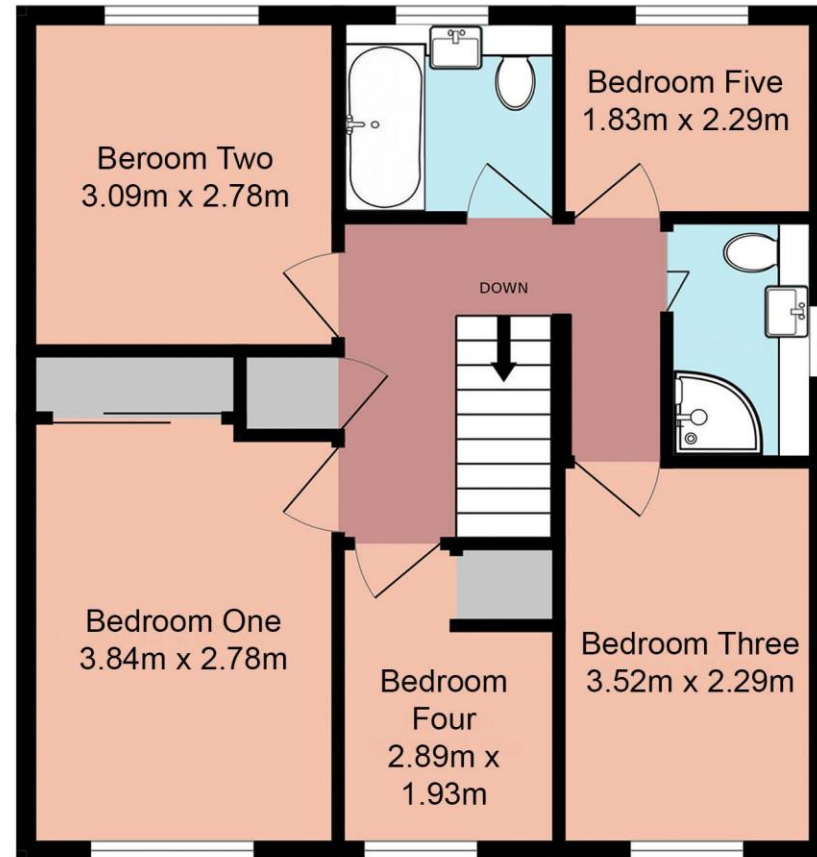
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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



1st Floor
53.2 sq.m. approx.

Accommodation

Lounge 14' 5" x 12' 7" (4.40m x 3.84m)

Kitchen-Diner 10' 3" x 24' 3" (3.12m x 7.40m)

Utility Room 8' 3" x 7' 6" (2.52m x 2.28m)

Conservatory 9' 1" x 13' 2" (2.76m x 4.02m)

Downstairs W.C 5' 5" x 2' 8" (1.65m x 0.81m)

Bedroom One 12' 7" x 9' 1" (3.84m x 2.78m) Plus Wardrobe

Bedroom Two 10' 2" x 9' 1" (3.09m x 2.78m)

Bedroom Three 11' 7" x 7' 6" (3.52m x 2.29m)

Bedroom Four 9' 6" x 6' 4" (2.89m x 1.93m)

Bedroom Five 6' 0" x 7' 6" (1.83m x 2.29m)

Shower Room 6' 9" x 4' 5" (2.06m x 1.34m)

Bathroom 6' 0" x 6' 6" (1.84m x 1.97m)





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. 6) At the end of the road, turn right. The property will be found on the left hand side.

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: D
 Tenure Type: Freehold
 School Catchments
 Infant: Hazel Wood
 Junior: Abbotswood
 Senior: Testwood

Energy Performance

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 8	Energy rating C	Valid until: 14 February 2033 Certificate number:
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Property type: Semi-detached house

Total floor area: 107 square metres

Rules on letting this property

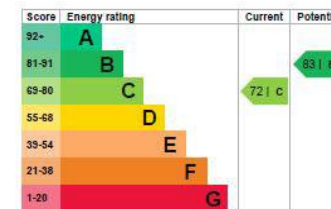
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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



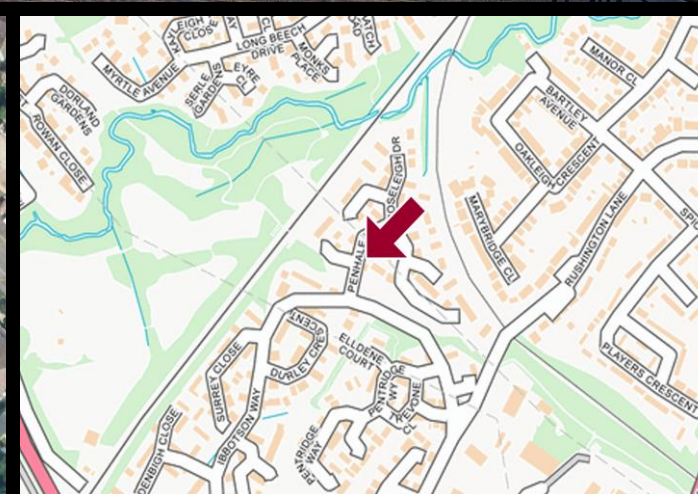
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60





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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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