



West Totton

Fixed Price of £500,000

brantons



Property

Brantons Independent Estate Agents are pleased to present for sale this imposing detached family home situated in a quiet cul-de-sac location within the highly regarded residential area of West Totton.

The ground floor layout is comprised of a sizable lounge, impressive kitchen, UPVC conservatory, and a dining room with French doors. Furthermore, there is a utility room (formerly part of the garage) and a W.C accessed via the hallway. The first floor accommodation consists of four generously proportioned bedrooms with the master being a particularly impressive size and benefiting from the use of an en-suite shower room. From the landing there is also a sizable family bathroom.

The front of the property provides ample driveway parking that leads to a partial garage with 'up and over' door. At the rear is a 'lifestyle' garden that enjoys a good degree of privacy and a sunny southerly aspect. The garden is laid to lawn and features both patio and decked seating areas and also incorporates two large timber outbuildings.

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
- Contemporary Kitchen & Dining Room
- UPVC Conservatory
- Utility Room & Downstairs W.C
- Family Bathroom & En-suite Shower Room To Master
- Driveway Parking & Integral Garage
- Lifestyle Rear Garden With Two Timber Outbuildings
- Desirable Cul-de-sac Location

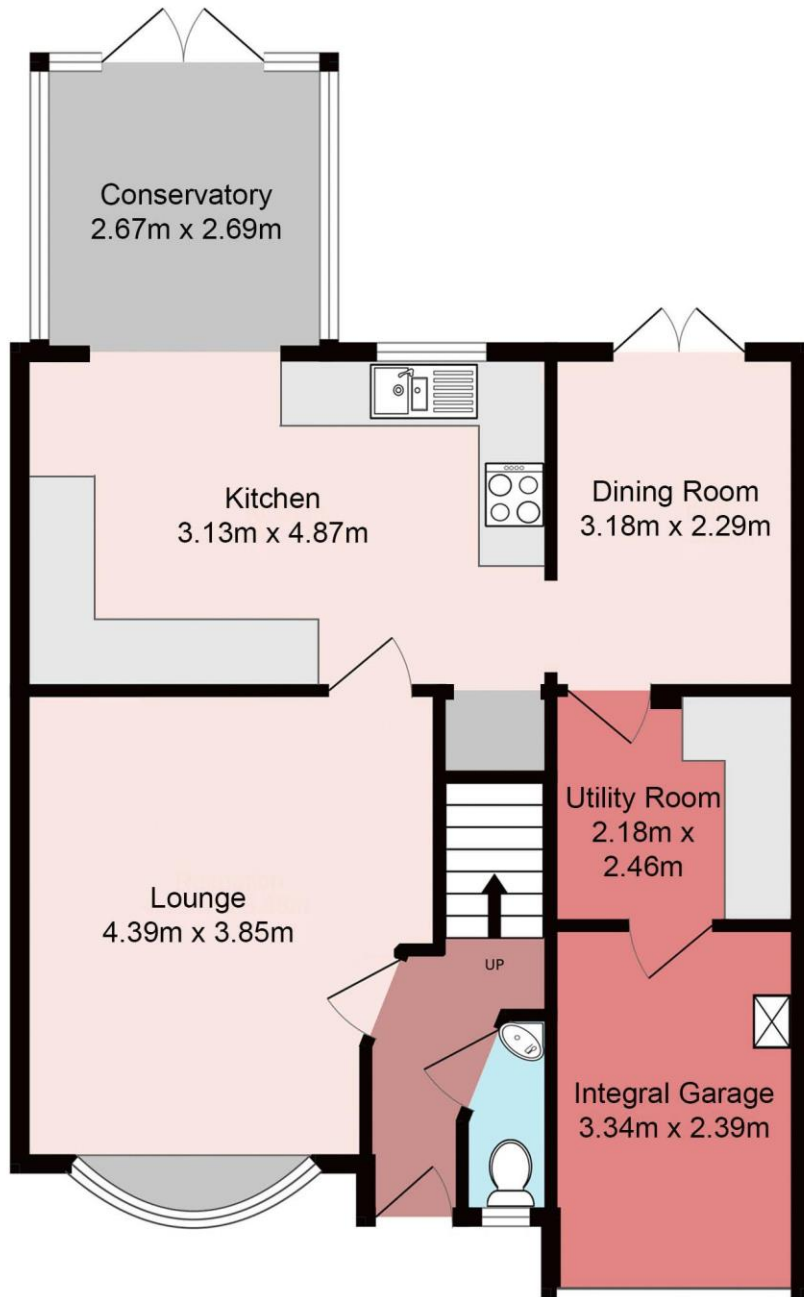


Area

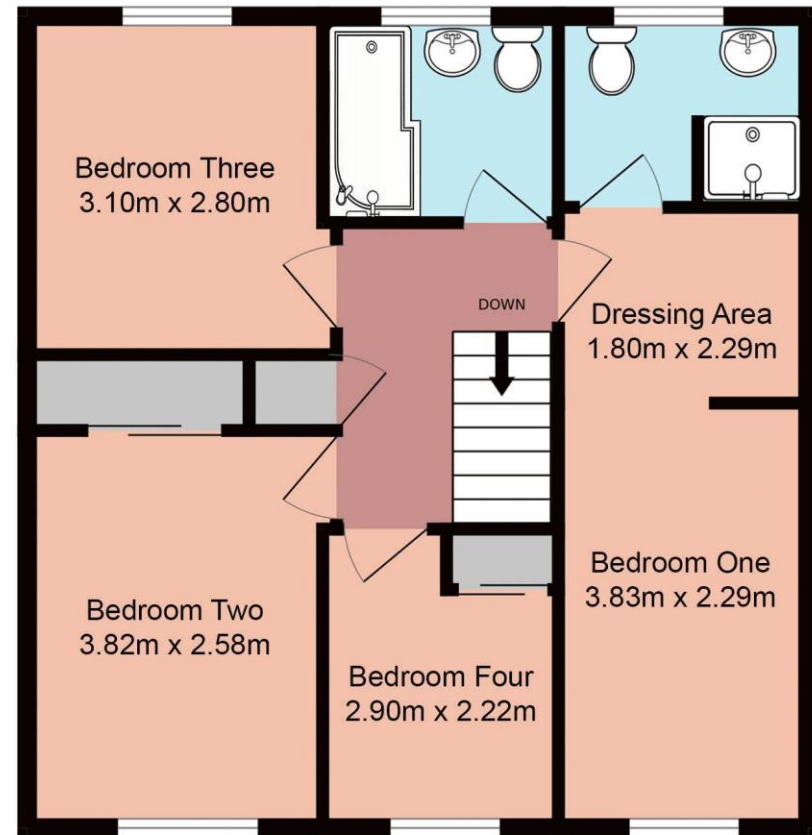
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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



1st Floor
53.9 sq.m. approx.

Accommodation

Lounge 14' 5" x 12' 8" (4.39m x 3.85m)

Kitchen 10' 3" x 16' 0" (3.13m x 4.87m)

Conservatory 8' 9" x 8' 10" (2.67m x 2.69m)

Dining Room 10' 5" x 7' 6" (3.18m x 2.29m)

Utility Room 7' 2" x 8' 1" (2.18m x 2.46m)

Integral Garage 10' 11" x 7' 10" (3.34m x 2.39m)

Bedroom One 12' 7" x 7' 6" (3.83m x 2.29m)

Dressing Area 5' 11" x 7' 6" (1.80m x 2.29m)

Bedroom Two 12' 6" x 8' 6" (3.82m x 2.58m)

Bedroom Three 10' 2" x 9' 2" (3.10m x 2.80m)

Bedroom Four 9' 6" x 7' 3" (2.90m x 2.22m)

Bathroom 6' 4" x 6' 7" (1.92m x 2.00m)

Summer House 14' 8" x 10' 7" (4.47m x 3.22m)

Cabin Bar 9' 1" x 8' 11" (2.77m x 2.72m)





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

9/8/23, 11:07 AM

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 8	Energy rating C	Valid until: 21 January 2024 Certificate number:
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Property type	Detached house
Total floor area	120 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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





www.brantons.co.uk

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

t: 02380 875 020

e: enquiries@brantons.co.uk

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