



Totton
£499,950

brantons



Property

Brantons Independent Estate Agents are proud to present an opportunity to purchase this extended and modernised family home situated within a quiet cul-de-sac setting in Totton.

The ground floor layout begins with an entrance hallway with W.C, a spacious lounge-diner with French doors, impressive open-plan kitchen-diner, and a separate utility room.

The first floor accommodation consists of four generously proportioned bedrooms with the master benefiting from the use of built in wardrobes. There is also a contemporary four piece family bathroom.

At the rear of the property is a sizable garden which is mainly laid to lawn and includes two decked seating areas and a raised tree bark area. The garden boasts a sunny Southerly aspect and also enjoys a good degree of privacy.

The front of the property provides driveway parking leading to a partitioned garage with up and over door. Brantons are sure that because of the location and accommodation on offer, an early viewing will be necessary to avoid any later disappointment.

Features

- Modernised Detached Family Home
- Four Generously Proportioned Bedrooms
- Spacious Lounge-Diner With French Doors
- Impressive Open-Plan Kitchen-Diner
- Utility Room & Downstairs W.C
- Contemporary Four-Piece Family Bathroom
- Ample Driveway Parking
- Garage Door Leading To Integral Storage Area
- Private Rear Garden With Decked Seating Areas
- Set Back Cul-de-sac Position

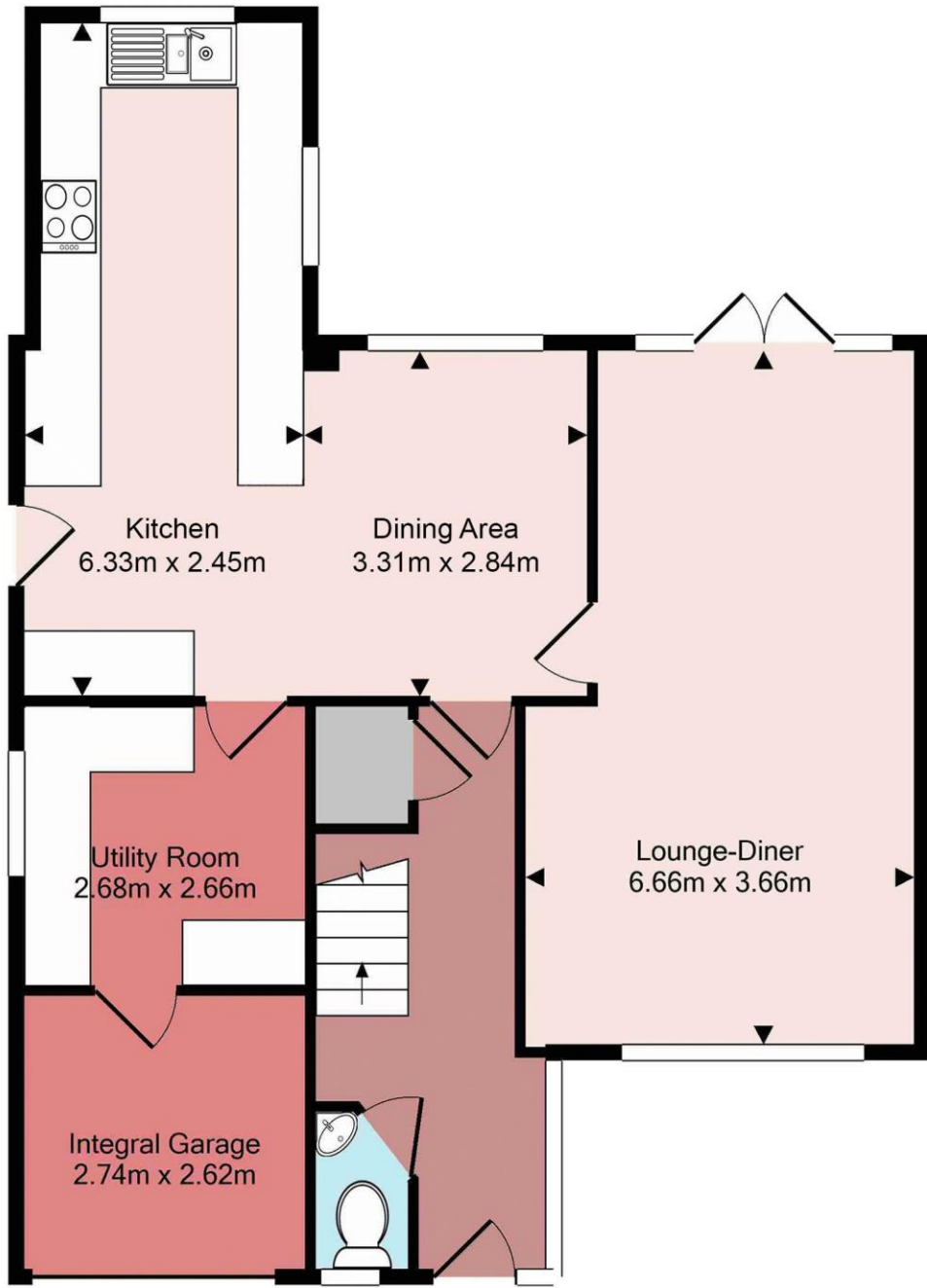


Area

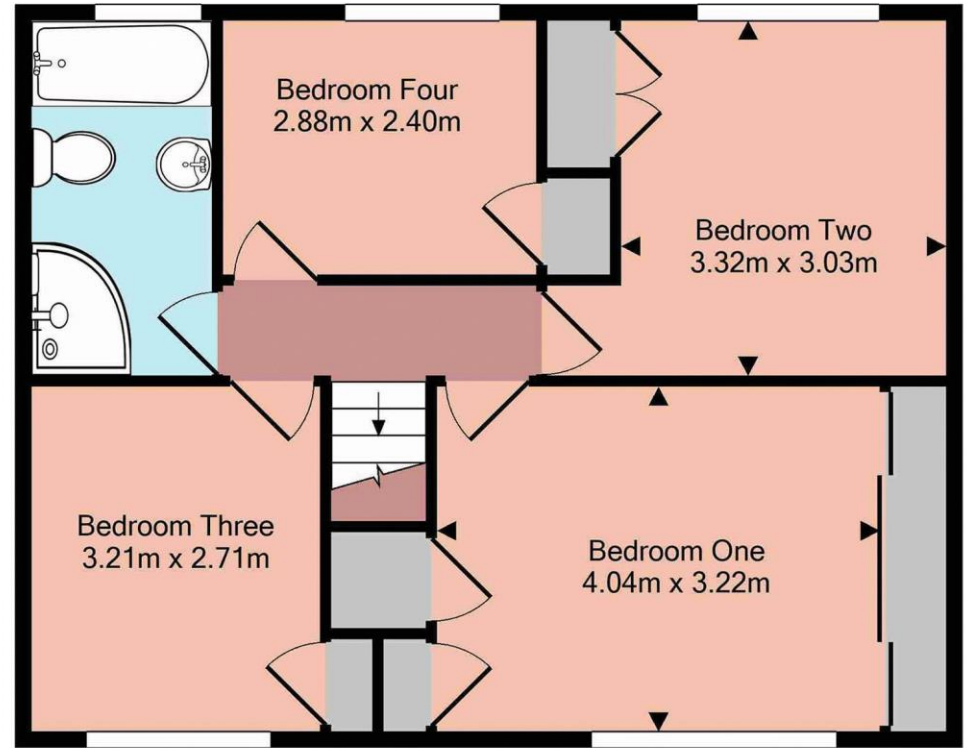
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands. The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks.

Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor



1st Floor

Accommodation

Lounge-Diner 21' 10" x 12' 0" (6.66m x 3.66m) Maximum

Integral Garage 9' 0" x 8' 7" (2.74m x 2.62m)

Kitchen 20' 9" x 8' 0" (6.33m x 2.45m)

Dining Area 10' 10" x 9' 4" (3.31m x 2.84m)

Utility Room 8' 9" x 8' 10" (2.66m x 2.68m)

Downstairs W.C 5' 2" x 2' 10" (1.57m x 0.87m)

Bedroom One 13' 3" x 10' 7" (4.04m x 3.22m) Plus Wardrobes

Bedroom Two 10' 11" x 9' 11" (3.32m x 3.03m) Plus Wardrobes

Bedroom Three 10' 6" x 8' 11" (3.21m x 2.71m)

Bedroom Four 9' 5" x 7' 10" (2.88m x 2.40m)

Bathroom 10' 10" x 5' 7" (3.31m x 1.71m)





Directions

- 1) From our office head West on Water Lane for approximately half a mile.
- 2) Take the sixth right onto Hammonds Green.
- 3) Take the third right into Brackley Way.

Distances

Motorway: 1.8 miles
Southampton Airport: 9.1 miles
Southampton City Centre: 5.1 miles
New Forest Park Boundary: 1.5 miles
Train Stations
Ashurst: 4.3 miles
Totton: 1.3 miles

Information

Local Authority: New Forest District Council
Council Tax Band: E
Tenure Type: Freehold
School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Energy Performance

4/8/22, 2:18 PM

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 3	Energy rating C	Valid until: 4 March 2023 Certificate number:
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Property type: Detached house
Total floor area: 125 square metres

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-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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

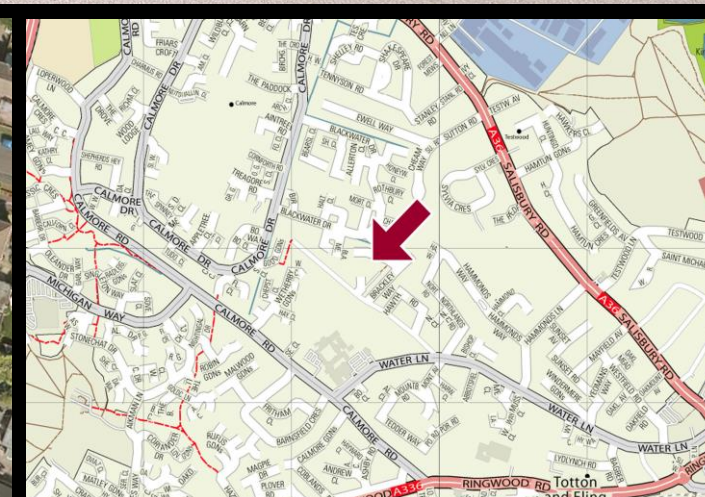
The graph shows this property's current and potential energy efficiency.

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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