



Rushington
£475,000

brantons



Property

As sole agents Brantons are pleased to present for sale this imposing detached family home situated on a generous corner plot within the highly desirable residential area of Rushington Manor.

The ground floor layout begins with a spacious entrance hallway that features a W.C and a turning staircase to the first floor. There is a spacious lounge-diner with French doors and a sizable kitchen with lean to utility area. The first floor consists of three generous double bedrooms and a modern four piece family bathroom.

The front of the property provides block paved driveway parking for several vehicles and at the rear is a sizable Southerly facing garden that is mainly laid to lawn. The rear garden features gated vehicular access that provides additional driveway parking that leads to a detached garage. There is also plenty of space for motorhome or boat storage. The property is located within the Foxhills & Hounslow School catchments and as a result of this Brantons expect strong interest. To fully appreciate the location and accommodation on offer, an internal inspection is essential. Agents Notes:

We believe the property offers an excellent opportunity to extended and re-model however, this is subject to the relevant consents from the local authority.

Features

- Detached Family Home Occupying an Envious Corner Plot
- Three Double Bedrooms
- Lounge Diner With French Doors & Feature Fireplace
- Kitchen With Lean To-Utility
- Downstairs W.C Accessed Via Hall
- Modern Four Piece Family Bathroom
- Block Paved Driveway Parking For Several Vehicles
- Vehicular Gated Access With Detached Garage
- Large Southerly Facing Rear Garden
- Within Preferred Foxhills & Hounslow School Catchments

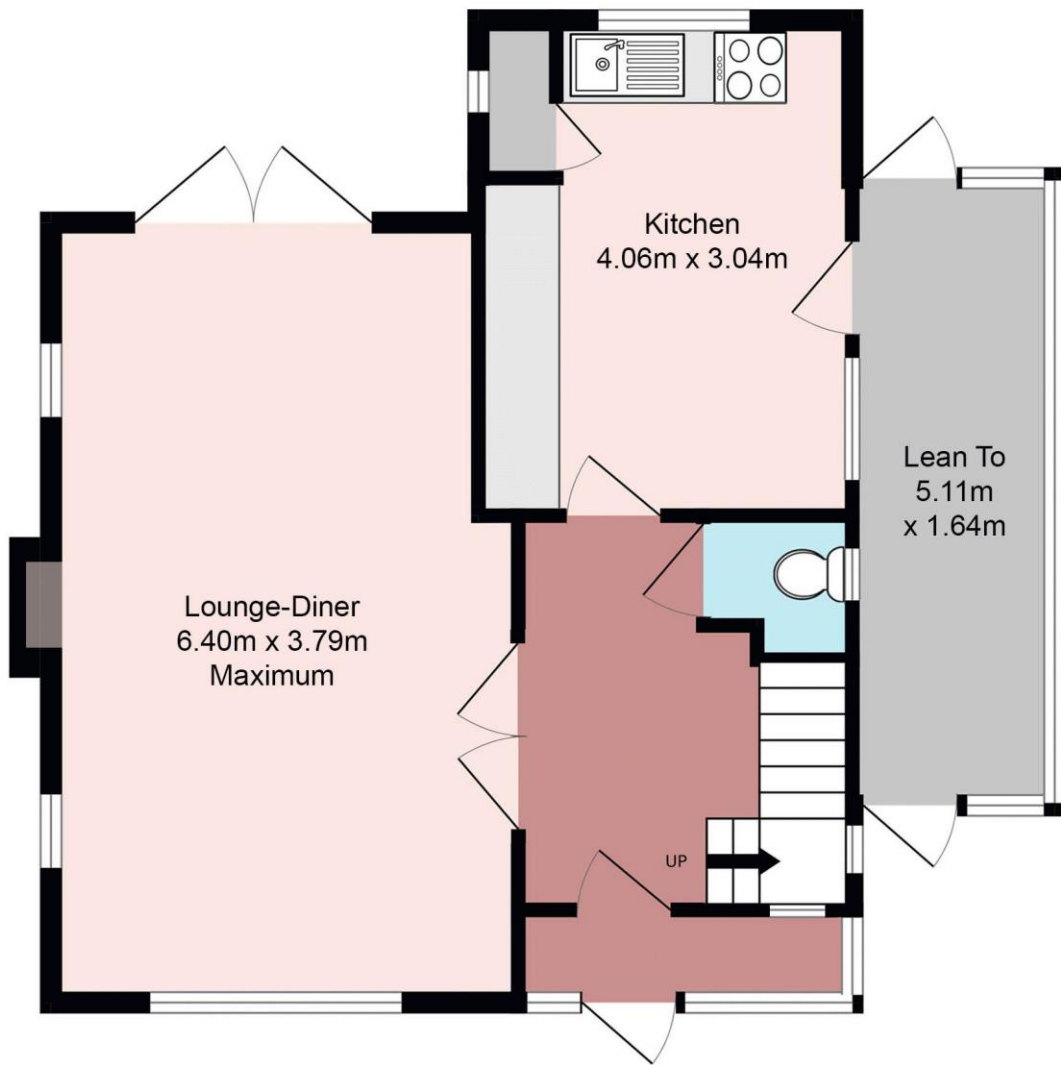


Area

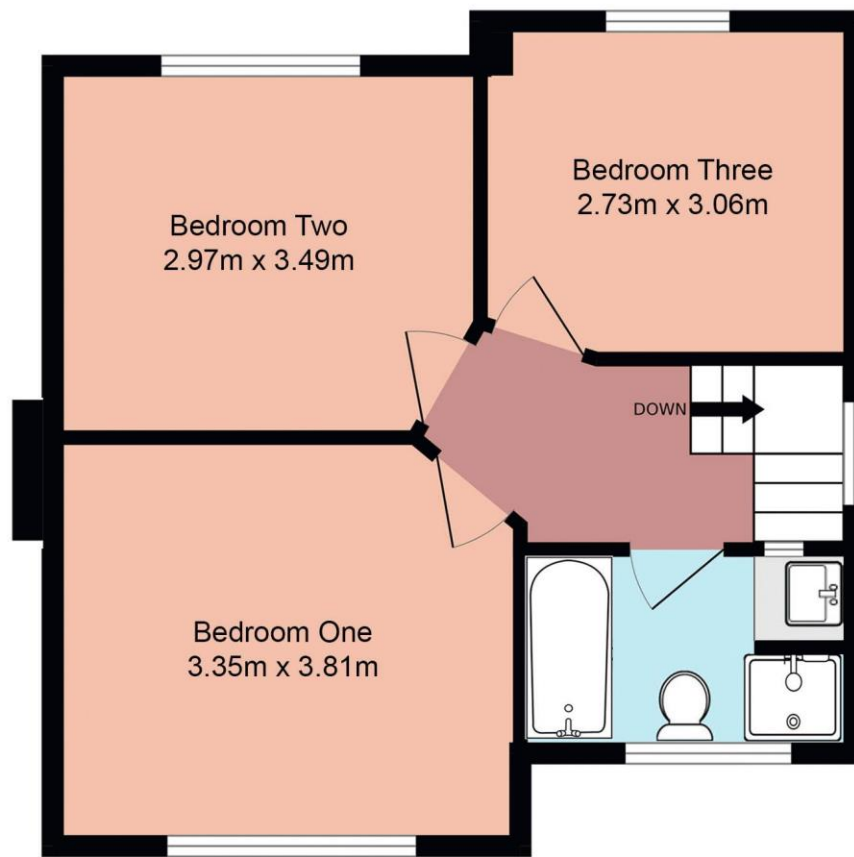
Rushington is a residential suburb of Totton but is a community in its own right. The housing is diverse and consists of substantial family homes and bungalows. Rushington offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.

Just a short walk away, in Rumbridge Street, there are various shops as well as a local public house and a restaurant. The area also falls within the highly preferred Foxhills and Hounslow school catchments.





Ground Floor
55.2 sq.m. approx.



1st Floor
40.6 sq.m. approx.

Accommodation

Entrance Porch 8' 6" x 2' 2" (2.58m x 0.67m)

Hall 10' 7" x 8' 11" (3.23m x 2.73m)

Lounge-Diner 21' 0" x 12' 5" (6.40m x 3.79m)

Kitchen 13' 4" x 10' 0" (4.06m x 3.04m)

Downstairs W.C 2' 7" x 4' 2" (0.80m x 1.28m) + Understairs Storage

Lean To 16' 9" x 5' 5" (5.11m x 1.64m)

Bedroom One 11' 0" x 12' 6" (3.35m x 3.81m)

Bedroom Two 9' 9" x 11' 5" (2.97m x 3.49m)

Bedroom Three 8' 11" x 10' 0" (2.73m x 3.06m)

Bathroom 5' 7" x 8' 10" (1.69m x 2.70m)





Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave and then turn right onto Kinross Road. Take the first left into Culford Avenue.

Distances

Motorway: 1.4 miles
Southampton Airport: 8.7 miles
Southampton City Centre: 4.6 miles
New Forest Park Boundary: 1.5 miles

Train Stations

Ashurst:	2.8 miles
Totton:	0.9 miles

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold

School Catchments

Infant:	Eling
Junior:	Foxhills
Senior:	Hounslow

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

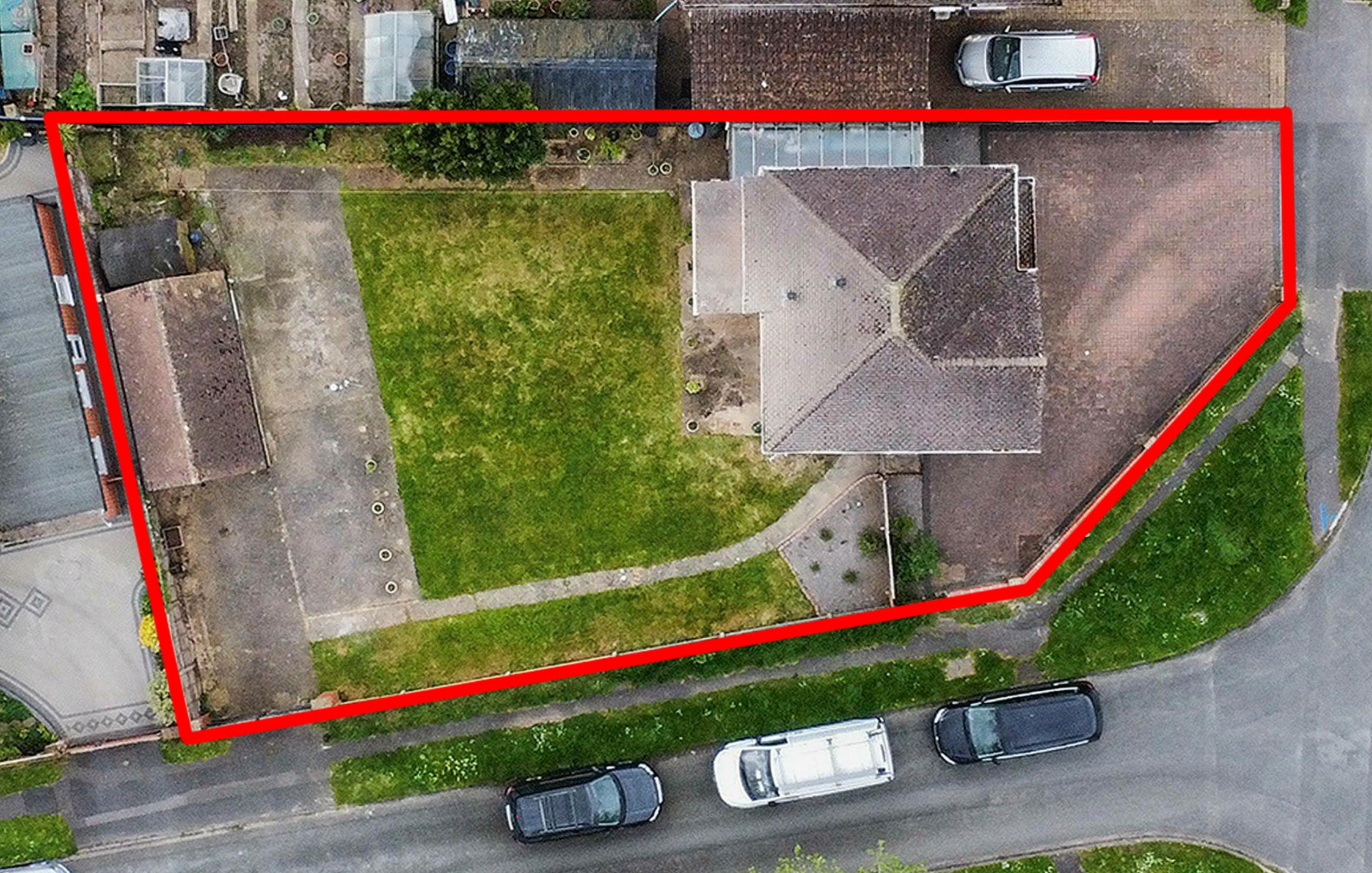
Properties can be rented if they have an energy rating from A to E.

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-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords>).

Energy efficiency rating for this property

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

EPC PENDING



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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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