



Ashurst Bridge
£575,000

brantons



Property

Situated in a highly desirable and quiet cul-de-sac within Ashurst Bridge, Brantons Estate Agents are delighted to present for sale this detached executive style family home. The spacious and versatile ground floor layout is comprised of a sizable lounge with sliding patio door, dining room, kitchen, and a W.C. There is also a ground floor bedroom with en-suite facilities making it ideal for accommodating an elderly relative or dependent in an annexe style situation. There is also potential scope to convert part or all of the garage to provide completely self-contained living (subject to the necessary building control consents).

The first floor accommodation consists of four bedrooms, three of which are generous double rooms and with the master benefiting from fitted wardrobes and an en-suite shower room. From the landing there is also a family bathroom. Additional features of the property include ample block paved driveway parking leading to a sizable double garage and to the rear is a sunny South Westerly facing garden that is partly walled and mainly laid to lawn with patio seating area.

The current owners have subjected the property to a programme of improvements and in our opinion, the property is presented to a high standard of decorative order throughout. The location is set within the preferred Foxhills & Hounslow School catchments and Brantons are sure that an early viewing will be necessary to avoid any later disappointment.

Agents Notes: The ground floor of the property is wheelchair accessible with access ramps, level door thresholds and increased-width internal doors.

Features

- Detached Executive Style Family Home
- Five Bedrooms (Inc. Ground Floor Annexe Potential)
- Spacious Lounge With Patio Door
- Sizable Open-Plan Dining Room
- Modern Kitchen-Breakfast Room
- Downstairs W.C & Shower Room
- Family Bathroom & En-suite To Master
- Ample Driveway Parking & Double Garage
- Sunny South Westerly Facing Rear Garden
- Quiet Cul-de-sac Location

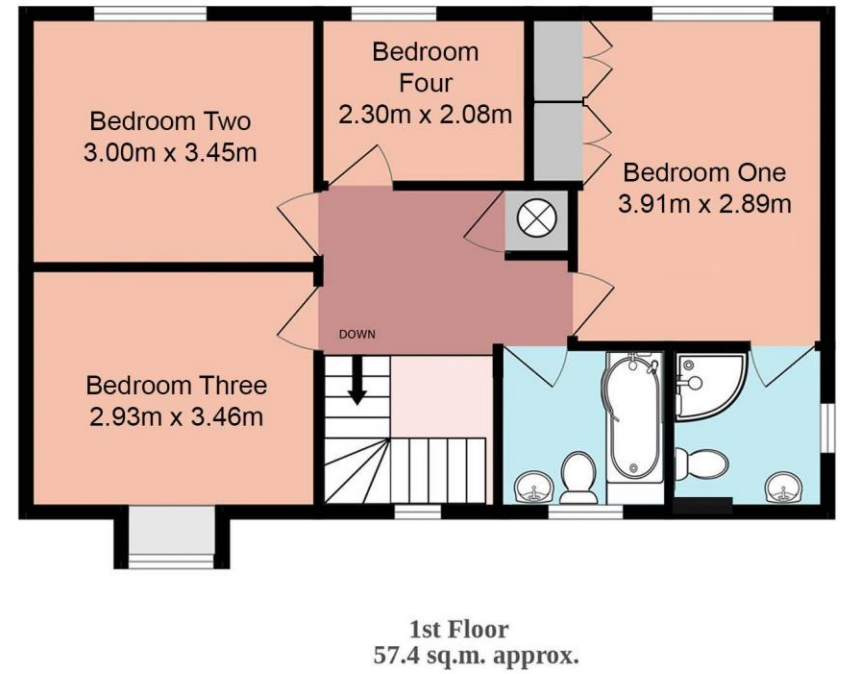
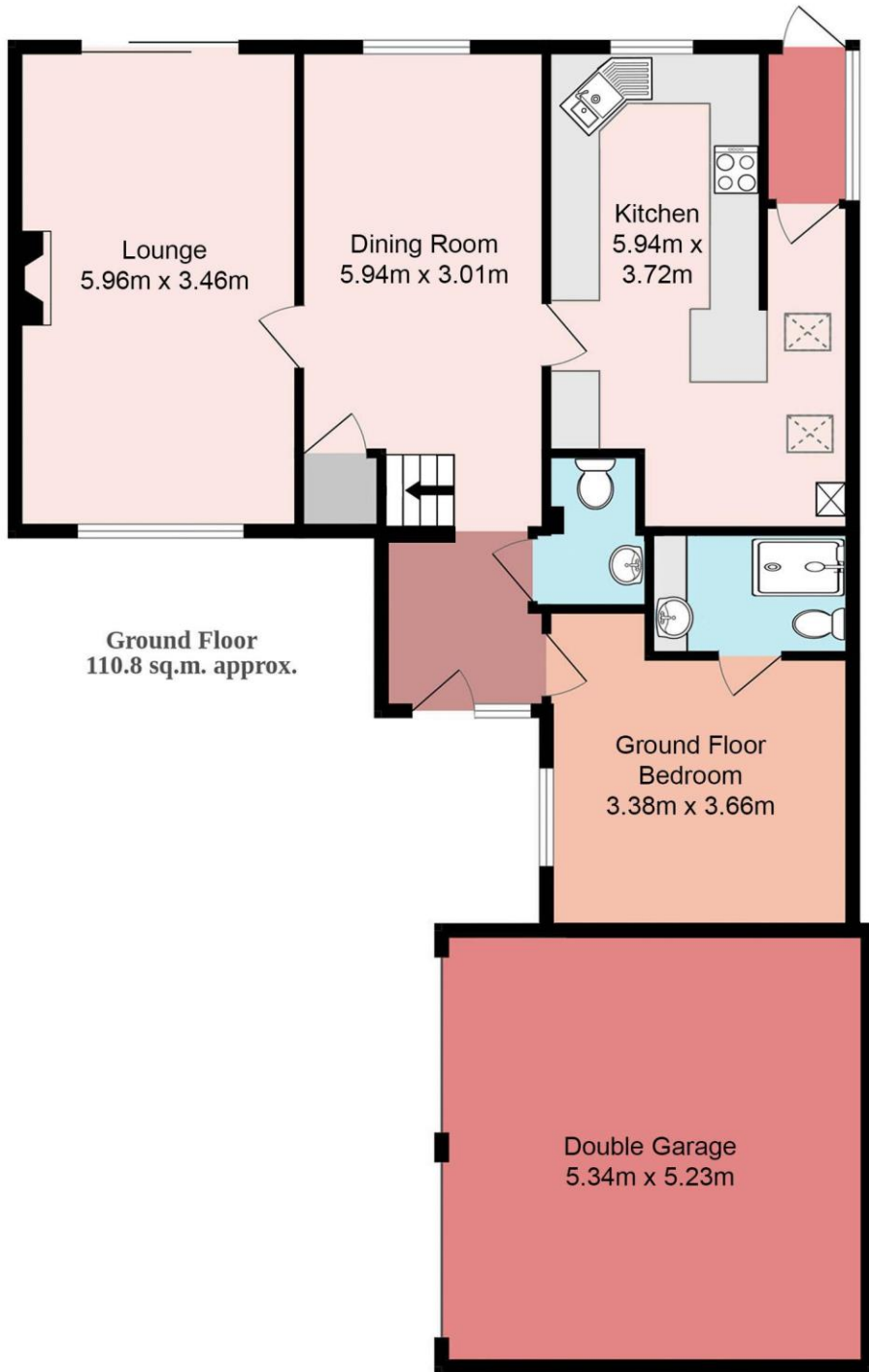


Area

Ashurst Bridge is a residential suburb of Totton but is a community in its own right. The area retains a rural feel because of its past history and neighbouring farm land.

The housing is diverse with the majority being modern family homes but there are much older properties including some farm buildings. Ashurst Bridge offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.





Accommodation

Lounge 19' 7" x 11' 4" (5.96m x 3.46m)

Dining Room 19' 6" x 9' 11" (5.94m x 3.01m)

Kitchen 19' 6" x 12' 2" (5.94m x 3.72m) Maximum

Ground Floor Bedroom 11' 1" x 12' 0" (3.38m x 3.66m)

En-suite 7' 9" x 5' 0" (2.36m x 1.53m)

Boot Room 6' 3" x 3' 7" (1.91m x 1.09m)

Downstairs W.C 6' 3" x 3' 9" (1.90m x 1.14m)

Bedroom One 12' 10" x 9' 6" (3.91m x 2.89m)

En-suite 6' 4" x 5' 6" (1.92m x 1.67m)

Bedroom Two 11' 4" x 9' 10" (3.45m x 3.00m)

Bedroom Three 9' 7" x 11' 4" (2.93m x 3.46m)

Bedroom Four 6' 10" x 7' 7" (2.08m x 2.30m)

Bathroom 6' 6" x 6' 6" (1.97m x 1.98m)

Double Garage 17' 6" x 17' 2" (5.34m x 5.23m)





Directions

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the first left onto Cocklydown lane. At the next roundabout continue straight across. Take the first left onto Rushington Lane. Follow road until it becomes Ibbotson Way. Take the first left onto Pentridge Way and then turn left again into Trevone Close. The property will be found on the right hand side.

Distances

Motorway: 2.5 miles
 Southampton Airport: 9.9 miles
 Southampton City Centre: 5.8 miles
 New Forest Park Boundary: 0.7 miles
 Train Stations
 Ashurst: 2.3 miles
 Totton: 2.0 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: E
 Tenure Type: Freehold
 School Catchments
 Infant: Foxhills
 Junior: Foxhills
 Senior: Hounslow

Energy Performance

Energy performance certificate (EPC)

1 Trevone Close Totton SOUTHAMPTON SO40 7QJ	Energy rating D	Valid until: 11 March 2034
		Certificate number: 2711-1512-1188-6111-8115

Property type	Detached house
Total floor area	140 square metres

Rules on letting this property

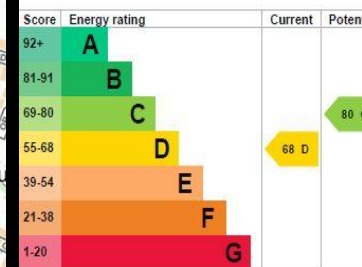
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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

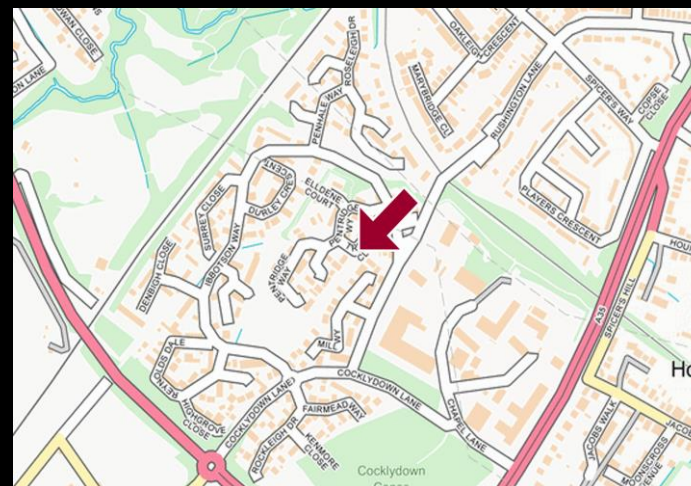
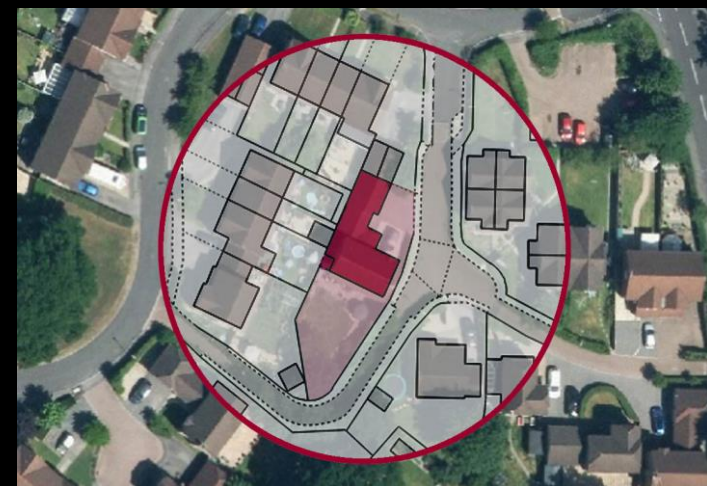
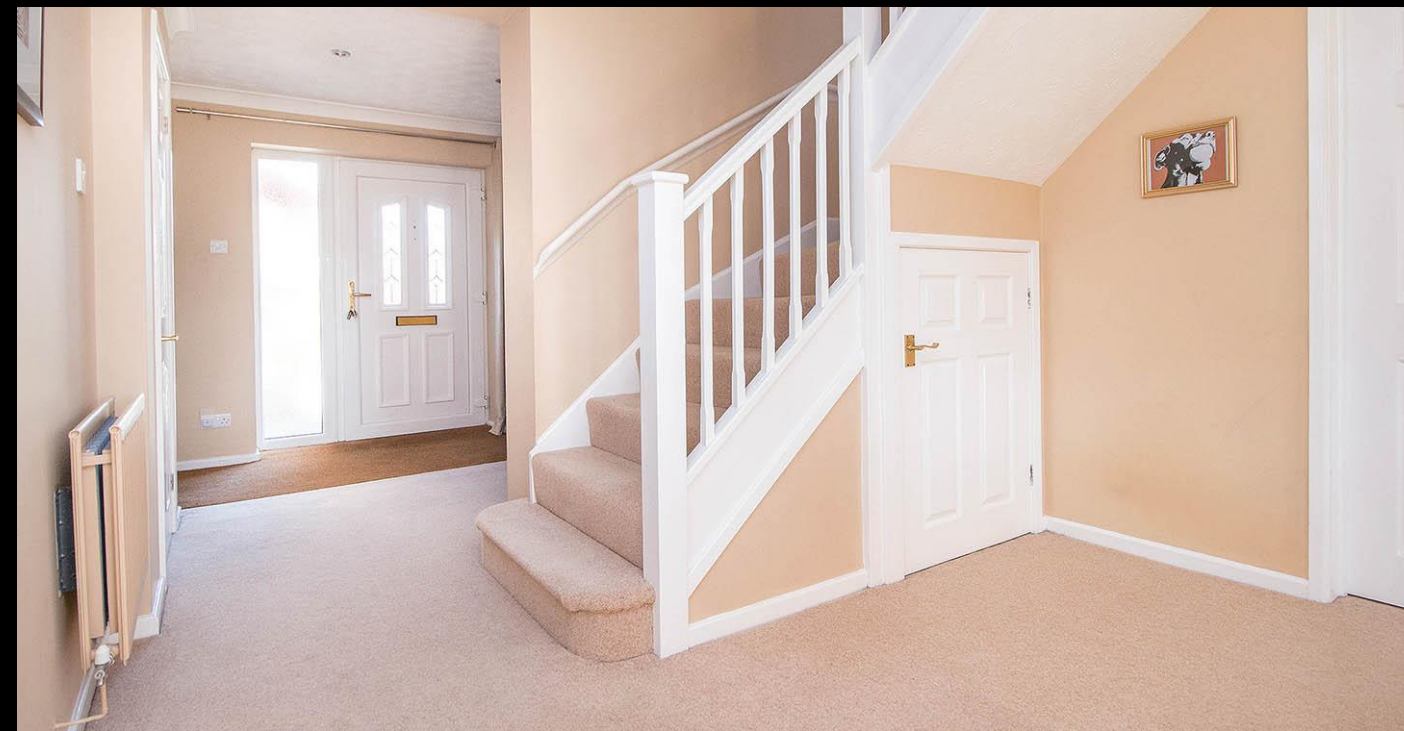


The graph shows this property's current and potential energy rating.

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





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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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