



West Totton  
£550,000

**brantons**







## Property

An exciting opportunity arises to purchase this imposing detached family home positioned along a private resident's driveway and situated in a desirable cul-de-sac within West Totton.

The ground floor layout begins with an entrance hall that leads to; a spacious lounge with bay window and feature fireplace, an open plan dining area with sliding patio doors, and a kitchen. There is also a sizable family room with dual aspect access into the garden, and a useful utility room with walk-in storage cupboard, and W.C.

The first floor accommodation consists of five bedrooms, all of which benefit from the use of built in wardrobes. Bedroom one boasts the use of a large five piece en-suite bathroom, and there is also an en-suite shower room accessible via the second bedroom. From the landing there is a family bathroom.

The front of the property enjoys ample block paved driveway parking for several vehicles as well as a small well maintained front garden. There are also two 'up and over' garage doors; one providing storage, and the other enters into a large garage with integral access and external doors to the front and rear.

At the rear of the property is a generously proportioned garden that offers a good degree of privacy and seclusion and is largely laid to low maintenance artificial lawn with a covered seating area and further patio. The garden also incorporates several outbuildings including a large timber cabin currently set up as a workshop. Furthermore, there are double gates to the side of the property allowing for plenty of side access to store a caravan or boat (subject to size). We believe this property offers tremendous potential for annexe conversion to accommodate a dependant relative who requires their own space.

## Features

- \*NO FORWARD CHAIN\*
- Imposing Detached Family Home
- Five Bedrooms (Two With En-suite Facilities)
- Lounge With Feature Fireplace
- Kitchen & Dining Room
- Spacious Family Room
- Utility Room With W.C
- Garage With Integral Access and Front & Rear External Doors
- Driveway Parking & Wide Gated Side Access
- Generous & Low Maintenance Rear Garden



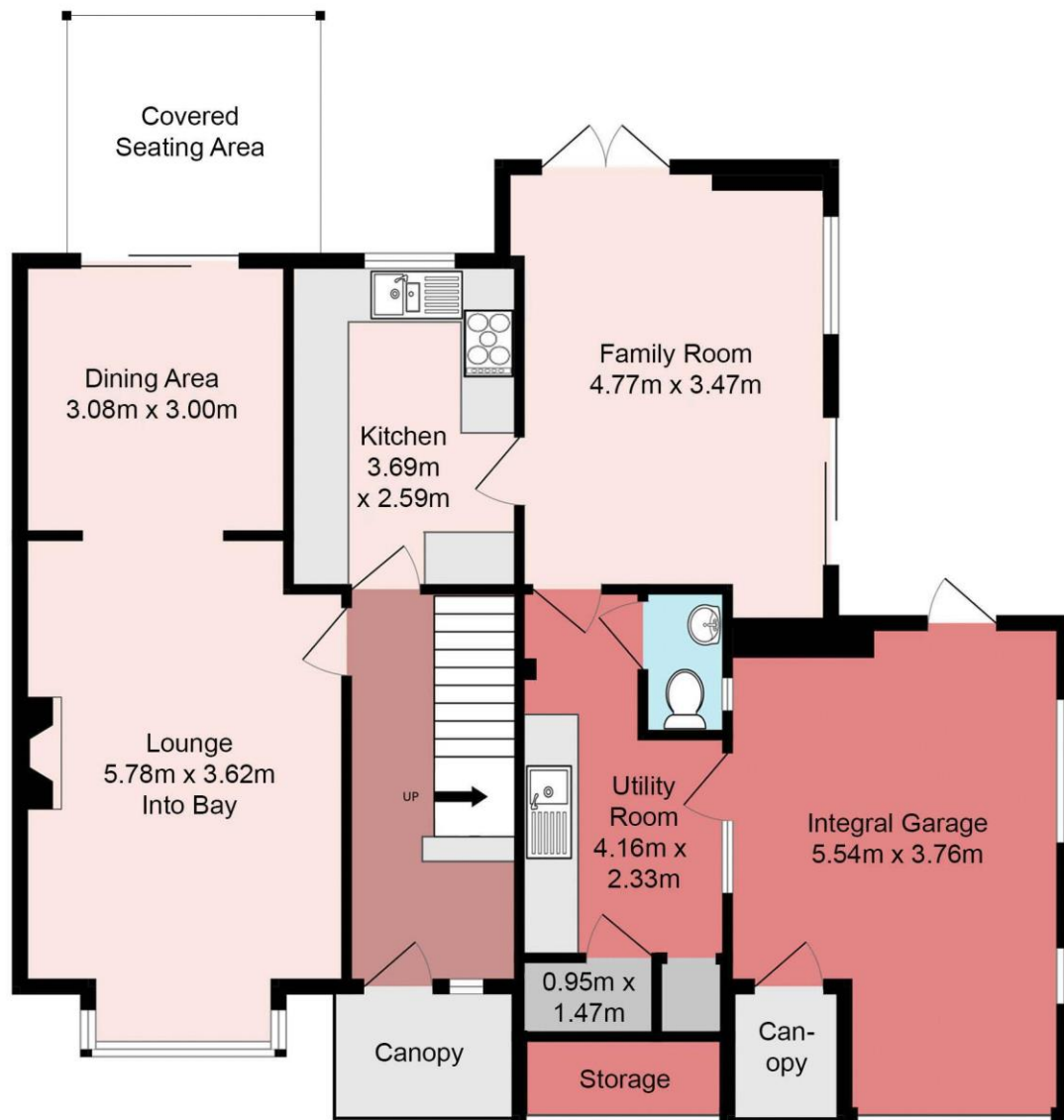
## Property (cont.)

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.

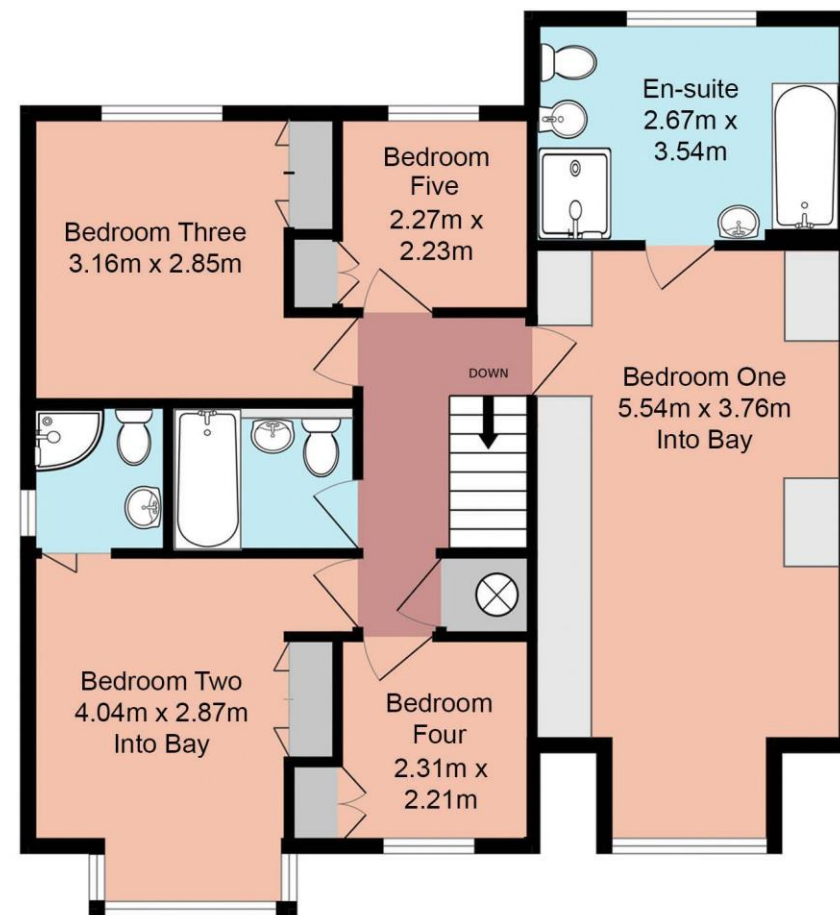
West Totton is also home to the Hangar Farm Arts Centre which provides the community with a professional entertainment venue showing an exhilarating array of exhibitions and performing arts.

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**  
95.4 sq.m. approx.



**1st Floor**  
77.2 sq.m. approx.



## Accommodation

Hall 14' 6" x 6' 6" (4.43m x 1.98m)

Lounge 19' 0" x 11' 11" (5.78m x 3.62m) Into Bay

Dining Area 10' 1" x 9' 10" (3.08m x 3.00m)

Kitchen 12' 1" x 8' 6" (3.69m x 2.59m)

Family Room 15' 8" x 11' 5" (4.77m x 3.47m)

Utility Room 13' 8" x 7' 8" (4.16m x 2.33m)

Downstairs W.C 5' 4" x 3' 0" (1.62m x 0.92m)

Bedroom One 21' 2" x 11' 9" (6.45m x 3.57m) Into Bay

Bedroom One En-suite 8' 9" x 11' 7" (2.67m x 3.54m)

Bedroom Two 13' 3" x 9' 5" (4.04m x 2.87m)

Bedroom Two En-suite 5' 6" x 5' 1" (1.67m x 1.55m)

Bedroom Three 10' 4" x 9' 4" (3.16m x 2.85m)

Bedroom Four 7' 7" x 7' 3" (2.31m x 2.21m)

Bedroom Five 7' 5" x 7' 4" (2.27m x 2.23m)

Bathroom 5' 6" x 6' 10" (1.67m x 2.09m)

Cabin/ Workshop 15' 10" x 10' 1" (4.83m x 3.07m)

Integral Garage 18' 2" x 12' 4" (5.54m x 3.76m)









## Directions

- 1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road.
- 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout.
- 3) Take the third exit onto Crabbs Way.
- 4) Take the first right onto Strides Way.
- 5) Take the third right onto Coriander Drive.

## Distances

Motorway: 2.5 miles  
Southampton Airport: 10.6 miles  
Southampton City Centre: 6.6 miles  
New Forest Park Boundary: 0.5 miles  
Train Stations  
Ashurst: 3.1 miles  
Totton: 1.9 miles

## Information

Local Authority: New Forest District Council  
Council Tax Band: F  
Tenure Type: Freehold  
School Catchments  
Infant: Hazel Wood  
Junior: Abbotswood  
Senior: Hounslow / Testwood

## 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

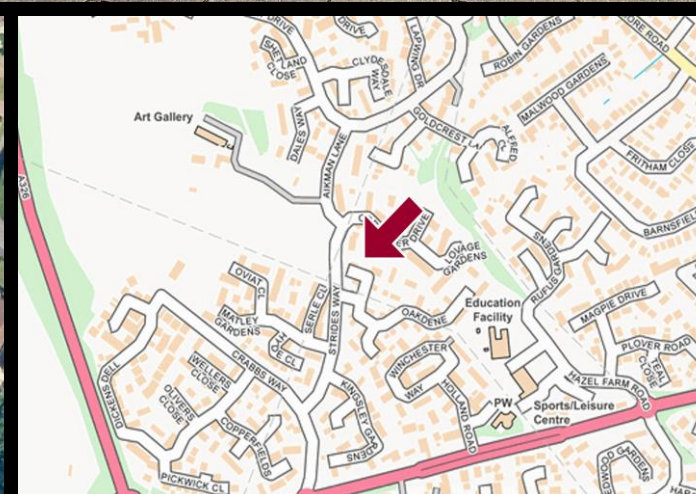
Properties can be rented if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

**EPC PENDING**







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