



West Totton
£600,000

brantons



Property

Situated in a highly desirable and quiet cul-de-sac location within West Totton, Brantons are pleased to present for sale this detached executive style family home.

The spacious and versatile ground floor layout is comprised of a sizable lounge with bi-fold doors and wood burning stove, dining room with French doors, kitchen-breakfast room, utility, study and a W.C.

The first floor accommodation consists of four bedrooms, three of which are generous double rooms and benefit from fitted wardrobes. The master bedroom also features a sizable en-suite bathroom and from the landing there is also a modern shower room.

In our opinion, the property is presented to a high standard of decorative order throughout and would allow any potential purchaser the ability to move straight in. Additional features of this home include driveway parking for several vehicles leading to a double garage with internal access and a larger than average rear garden. The garden is mainly laid to lawn with two patio seating areas and benefits from a good degree of privacy and seclusion.

The location is set within the preferred Foxhills & Hounsdown School catchments and as a result of this, strong interest is expected. No forward chain is offered and Brantons suggest that an early viewing will be necessary to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Executive Style Detached Family Home
- Four Bedrooms With En-suite Bathroom To Master
- Lounge With Folding Patio Doors & Log Burning Stove
- Modern Kitchen-Breakfast Room
- Dining Room With French Doors
- Study & Utility Room
- Downstairs W.C & First Floor Shower Room
- Driveway Parking Leading To Double Garage With Integral Access
- Large Corner Plot Rear Garden Benefitting From Privacy & Seclusion

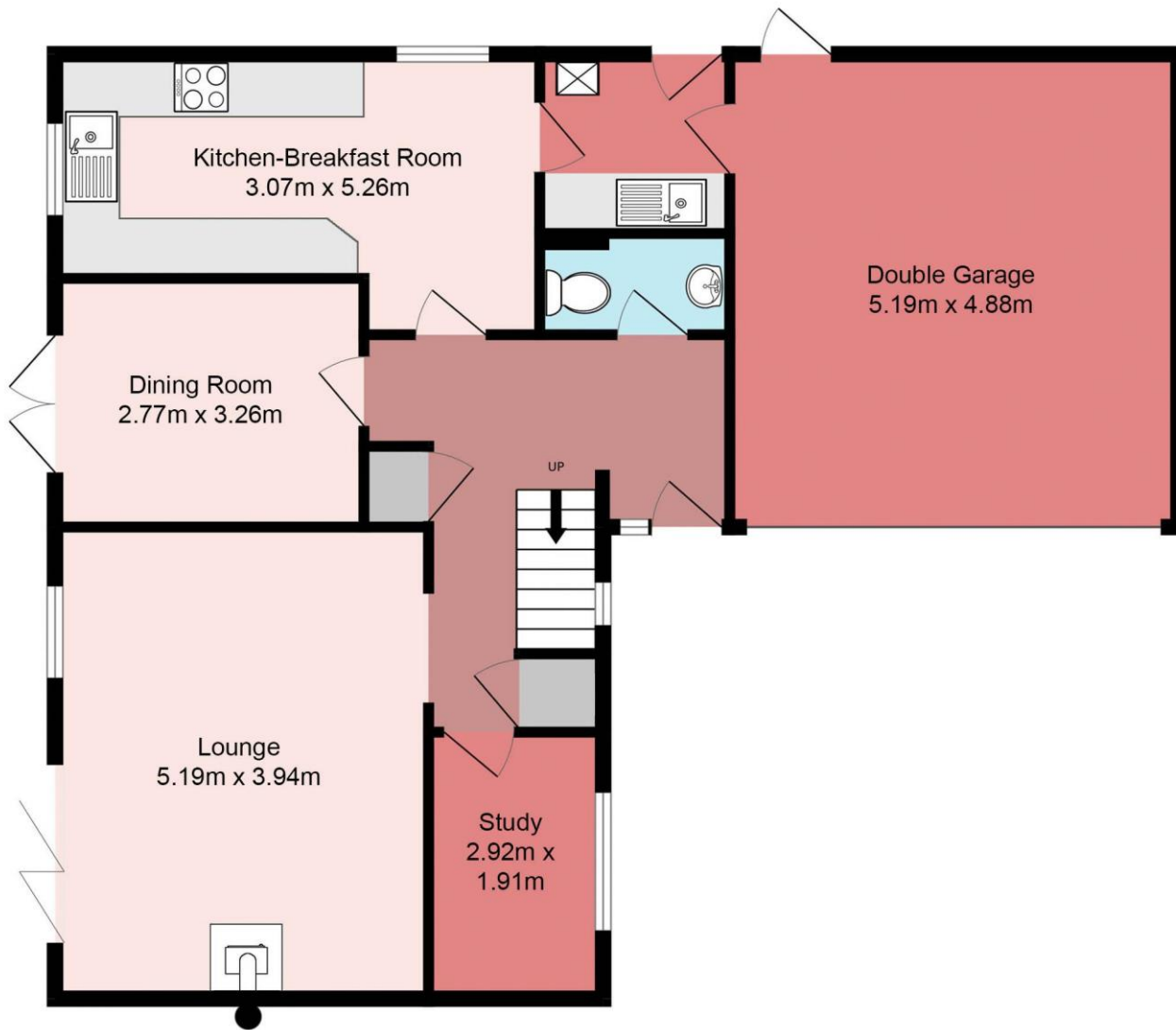


Area

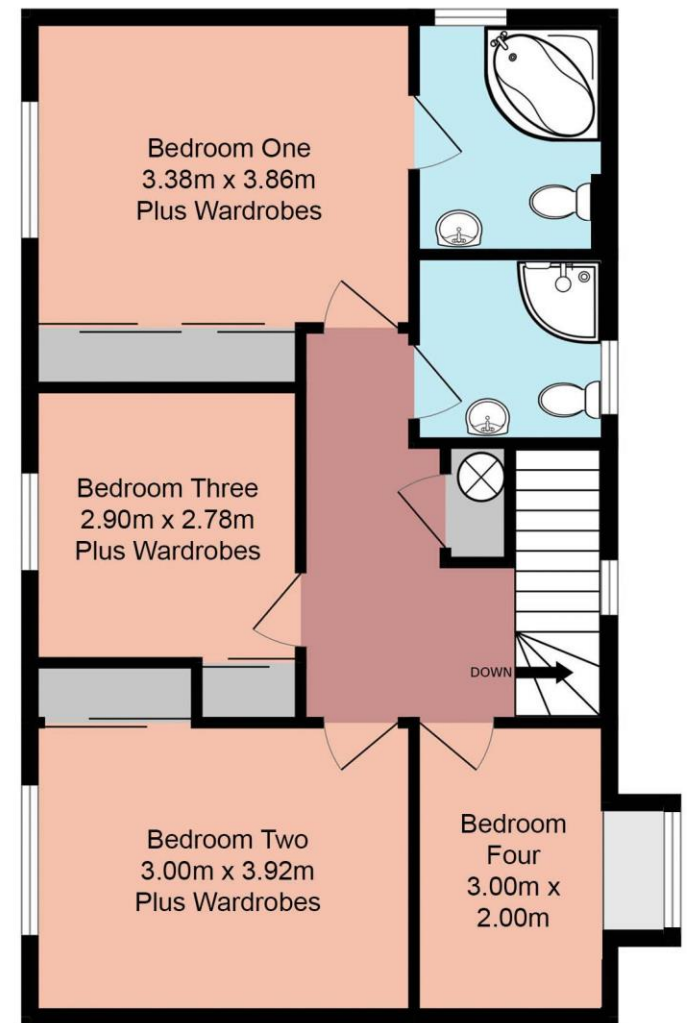
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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



1st Floor
62.7 sq.m. approx.

Accommodation

Lounge 17' 0" x 12' 11" (5.19m x 3.94m)

Dining Room 9' 1" x 11' 0" (2.77m x 3.36m)

Kitchen-Breakfast Room 17' 3" x 10' 1" (5.26m x 3.07m)

Utility Room 6' 6" x 6' 9" (1.97m x 2.06m)

Downstairs W.C 3' 3" x 6' 10" (0.98m x 2.09m)

Double Garage 17' 0" x 16' 0" (5.19m x 4.88m)

Bedroom One 11' 1" x 12' 8" (3.38m x 3.86m) Plus Wardrobes

Bedroom Two 9' 10" x 12' 10" (3.00m x 3.92m) Plus Wardrobes

Bedroom Three 9' 6" x 9' 1" (2.90m x 2.78m) Plus Wardrobes

Bedroom Four 9' 10" x 6' 7" (3.00m x 2.00m)

Shower Room 6' 3" x 6' 8" (1.90m x 2.02m)

En-suite 8' 1" x 6' 7" (2.47m x 2.01m)





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. Take the first left onto Swallow Close.

Distances

Motorway: 3.1 miles
Southampton Airport: 10.4 miles
Southampton City Centre: 6.4 miles
New Forest Park Boundary: 0.4 miles
Train Stations
Ashurst: 2.8 miles
Totton: 1.8 miles

Information

Local Authority: New Forest District Council
Council Tax Band: E
Tenure Type: Freehold
School Catchments
Infant: Hazel Wood
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

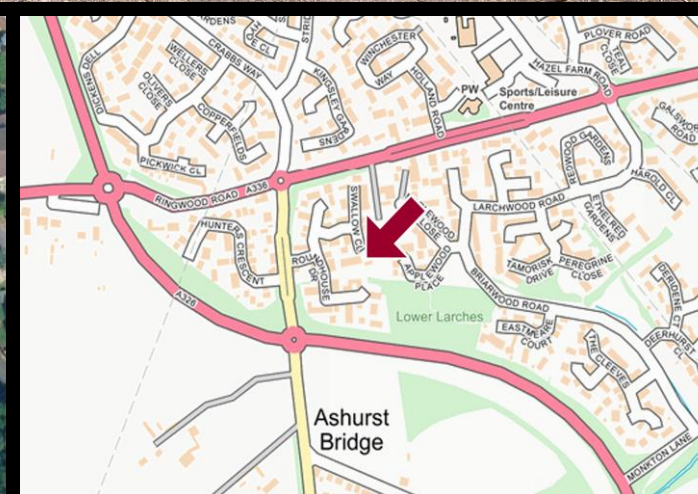
Properties can be rented if they have an energy rating from A to E.

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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