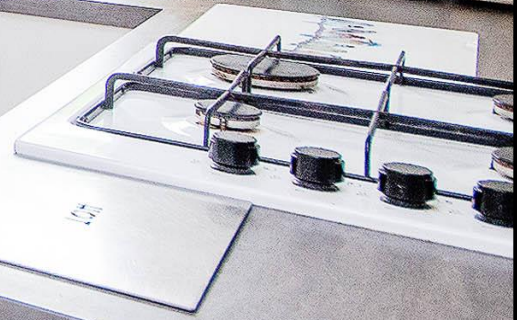




Old Calmore
£514,000

brantons



Property

Built 2016 by reputable builders Persimmon Homes, Brantons Independent Estate Agents are proud to present for sale this executive style family home set in a quiet and exclusive cul-de-sac setting within Old Calmore. The ground floor layout is comprised of an entrance hallway, lounge, dining room, open-plan kitchen with French doors, utility room, and a W.C.

The first floor accommodation consists of an impressive landing leading to four bedrooms; three of which are generous double rooms. The master bedroom benefits from the use of built in wardrobes and an en-suite shower room and there is also a family bathroom accessible via the landing.

The front of the property enjoys an outlook over open amenity space and provides driveway parking for two cars leading to a larger than average garage. At the rear is a private garden that is laid to lawn and also features a patio and allotment area.

In our opinion the property is presented in 'as new' condition and for additional peace of mind comes with the remainder of a ten year NHBC warranty. Rarely do homes of this nature stay on the market for long and Brantons expect this to be no exception. An early viewing come highly recommended as strong interest is anticipated.

Features

- Modern Executive Style Home Built 2016
- Four Bedrooms
- Two Reception Rooms
- Impressive Kitchen
- Utility Room & Downstairs W.C
- En-suite To Master Bedroom
- Family Bathroom
- Driveway Parking & Garage
- Rear Garden With Patio Seating & Allotment Area
- Remainder Of NHBC Warranty



Area

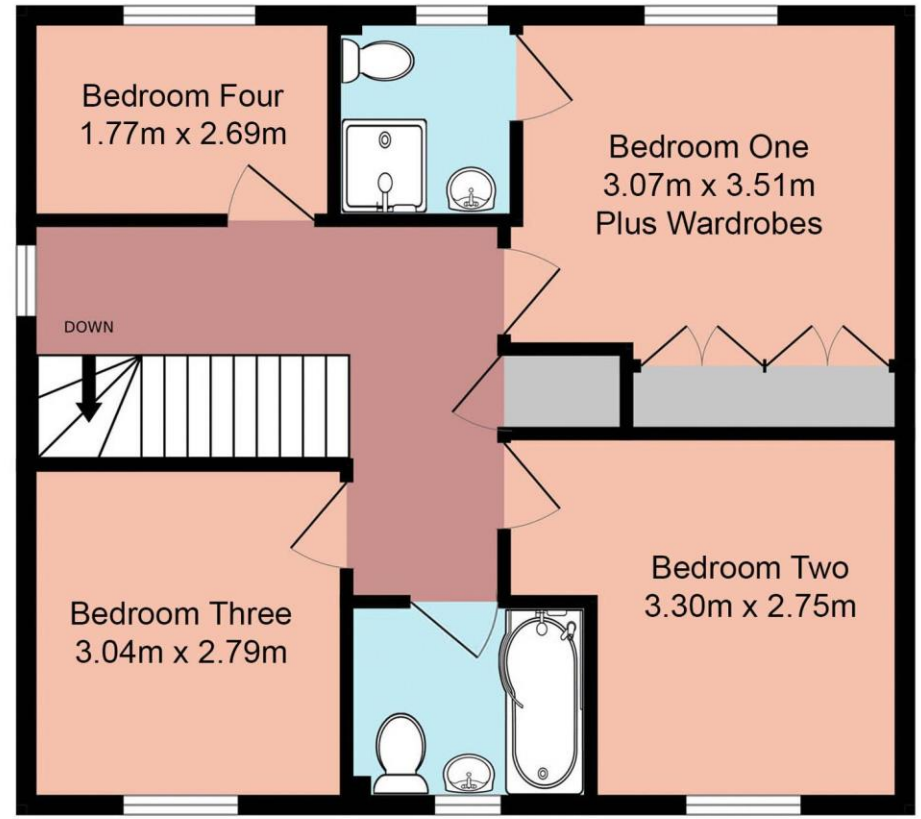
Old Calmore is a residential suburb of Totton but is a community in its own right. The area retains a rural feel because of its past history and neighbouring farm land.

The housing is diverse with the majority being older detached homes including some converted farm buildings. Old Calmore offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.





Ground Floor
53.8 sq.m. approx.



1st Floor
53.8 sq.m. approx.

Accommodation

Lounge 10' 8" x 11' 3" (3.24m x 3.43m)

Dining Room 9' 11" x 9' 10" (3.02m x 3.00m)

Kitchen 9' 7" x 19' 5" (2.93m x 5.92m)

Utility Room 6' 6" x 6' 2" (1.98m x 1.88m)

Downstairs W.C 4' 9" x 6' 2" (1.45m x 1.88m)

Bedroom One 10' 1" x 11' 6" (3.07m x 3.51m) Plus Wardrobes

En-suite 5' 10" x 4' 11" (1.77m x 1.50m)

Bedroom Two 10' 10" x 9' 0" (3.30m x 2.75m)

Bedroom Three 10' 0" x 9' 2" (3.04m x 2.79m)

Bedroom Four 5' 10" x 8' 10" (1.77m x 2.69m)

Bathroom 6' 0" x 7' 0" (1.83m x 2.14m)





Directions

1) Head northwest on Salisbury Rd/A36. 2) At the roundabout take the first exit onto Calmore Drive. 3) Turn right to stay on Calmore Drive. 4) Take the fourth left onto Calmore Road. 5) Turn immediately right into Farm Close.

Distances

Motorway: 1.5 miles
Southampton Airport: 9.8 miles
Southampton City Centre: 5.9 miles
New Forest Park Boundary: 0.5 miles
Train Stations
Ashurst: 1.9 miles
Totton: 2.0 miles

Information

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

Energy Performance

4/25/24, 12:43 PM

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

Energy performance certificate (EPC)

Calmore SOUTHAMPTON SO40 2	Energy rating B	Valid until: 27 April 2026
Certificate number:		

Property type	Detached house
Total floor area	113 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 B. It has the potential to be A.

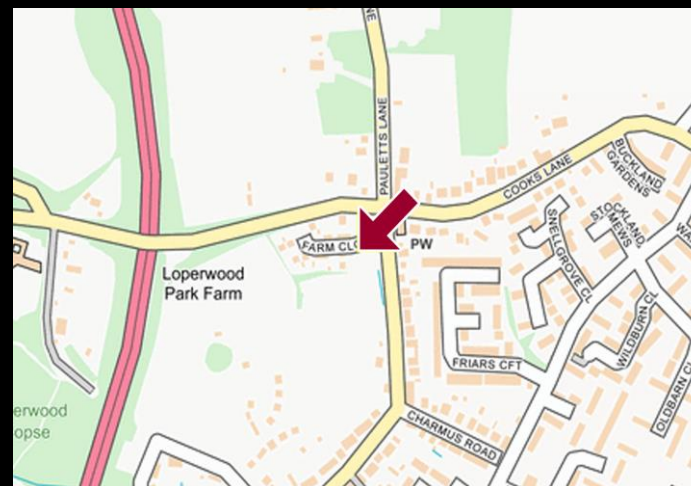
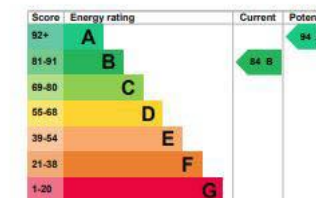
[See how to improve this property's energy efficiency.](#)

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





www.brantons.co.uk

Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

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.

t: 02380 875 020

e: enquiries@brantons.co.uk

