



Ashurst Bridge
£540,000

brantons



Property

An opportunity arises to purchase this spacious and versatile detached family home situated in the highly sought after residential area of Ashurst Bridge.

The ground floor layout consists of a lounge with feature fireplace, family room with sliding patio door, a spacious and contemporary kitchen, and from the hallway is a useful study/storage area, and a W.C. The first floor accommodation consists of five bedrooms with the master benefiting from the use of built in wardrobs, and a luxury en-suite shower room. From the landing, there is also a family bathroom.

The front of the property provides generous driveway parking leading to a garage and at the rear is a sunny South Westerly facing garden that benefits from a good degree of privacy.

The current owners have embarked on a programme of refurbishment throughout and in our opinion this property is presented to the highest standard of decorative order throughout. The location is set within the requested Foxhills and Hounslow School catchments and as a result of this; Brantons advise an early viewing as strong interest is anticipated.

Features

- Versatile Detached Family Home
- Five Bedrooms
- Lounge With Feature Fireplace
- Family Room With Sliding Patio Door
- Modern Kitchen
- Downstairs W.C & Useful Storage/ Study Area Accessed Via Hall
- Family Bathroom & En-suite Bathroom
- Ample Driveway Parking & Garage
- Private South Westerly Facing Rear Garden
- High Standard of Decorative Order

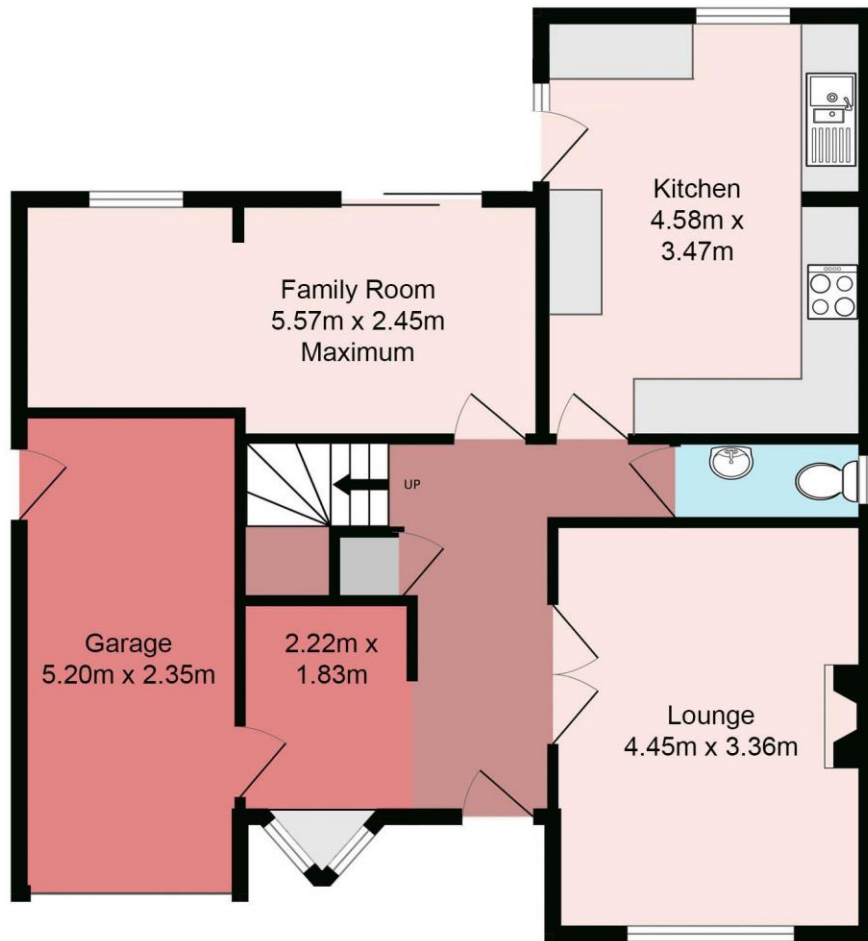


Area

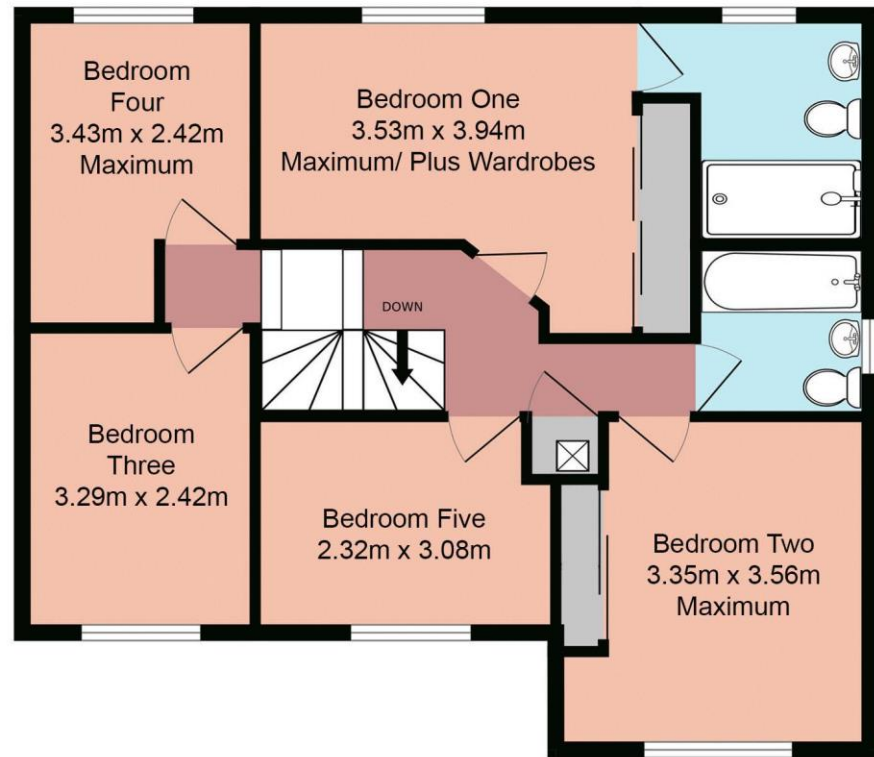
Ashurst Bridge is a residential suburb of Totton but is a community in its own right. The area retains a rural feel because of its past history and neighbouring farm land.

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.





Ground Floor
73.6 sq.m. approx.



1st Floor
64.7 sq.m. approx.

Accommodation

Lounge 14' 7" x 11' 0" (4.45m x 3.36m)

Family Room 18' 3" x 8' 0" (5.57m x 2.45m) Maximum

Kitchen 15' 0" x 11' 5" (4.58m x 3.47m)

Downstairs W.C 6' 9" x 2' 11" (2.05m x 0.88m)

Study/Storage Area 7' 3" x 6' 0" (2.22m x 1.83m)

Bedroom One 11' 7" x 12' 11" (3.53m x 3.94m) Max/Plus Wardrobes

En-suite 5' 6" x 8' 2" (1.67m x 2.50m)

Bedroom Two 11' 0" x 11' 8" (3.35m x 3.56m) Maximum

Bedroom Three 10' 10" x 7' 11" (3.29m x 2.42m)

Bedroom Four 11' 3" x 7' 11" (3.43m x 2.42m)

Bedroom Five 7' 7" x 10' 1" (2.32m x 3.08m)

Bathroom 6' 3" x 6' 1" (1.91m x 1.86m)

Garage 17' 1" x 7' 9" (5.20m x 2.35m)





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. Take the first left into Mill Way and continue to follow the road to the left.

Distances

Motorway: 2.4 miles
Southampton Airport: 9.7 miles
Southampton City Centre: 5.7 miles
New Forest Park Boundary: 0.7 miles
Train Stations
Ashurst: 2.2 miles
Totton: 1.9 miles

Information

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

Energy Performance

14/03/24, 2:39 PM

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 7	Energy rating C	Valid until: 6 January 2026
Property type		Detached house
Total floor area		129 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 C. It has the potential to be B.

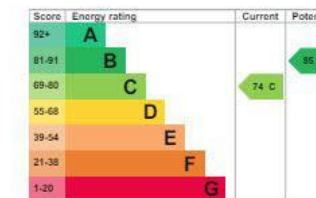
[See how to improve this property's energy efficiency.](#)

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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