



West Totton  
£475,000

**brantons**



## Property

Brantons Independent Estate Agents are delighted to present for sale this detached family home situated in a desirable cul-de-sac location within the highly regarded residential area of West Totton.

The ground floor layout is comprised of a sizable lounge with bay window, additional family-living area, impressive kitchen-diner with sliding patio doors, and there is a utility-W.C. The first floor accommodation consists of four bedrooms with the master being a particularly impressive size and benefiting from the use of a spacious en-suite shower room. From the landing there is also a contemporary family bathroom.

The current owners have embarked on a programme of refurbishment and improvements; and in our opinion the property is presented to a high standard of decorative order, thus allowing any potential purchaser the ability to move straight in. The front of the property provides ample driveway parking and at there is a private enclosed garden that is mainly laid to lawn with a patio seating area.

The location falls within catchment for the preferred local schools and offers excellent transport links including access to the M27 motorway. To fully appreciate the location and versatile accommodation, an early viewing comes highly recommended.

## Features

- Detached Family Home
- Four Bedrooms
- Lounge With Bay Window
- Family-Living Area
- Impressive Open-Plan Kitchen-Diner
- Utility Room With W.C
- Family Bathroom & En-suite to Master
- Ample Driveway Parking
- Private Rear Garden With Patio Seating Area
- Desirable Cul-de-sac Location

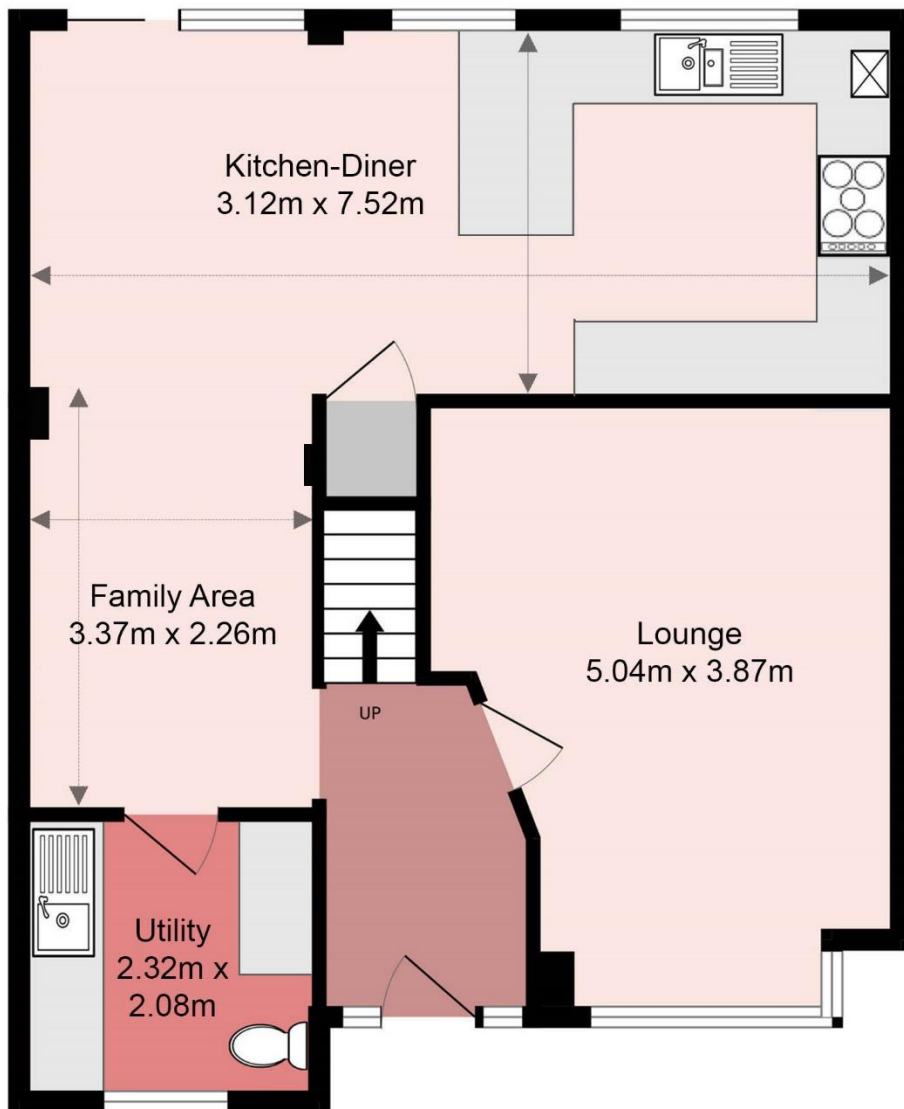


## Area

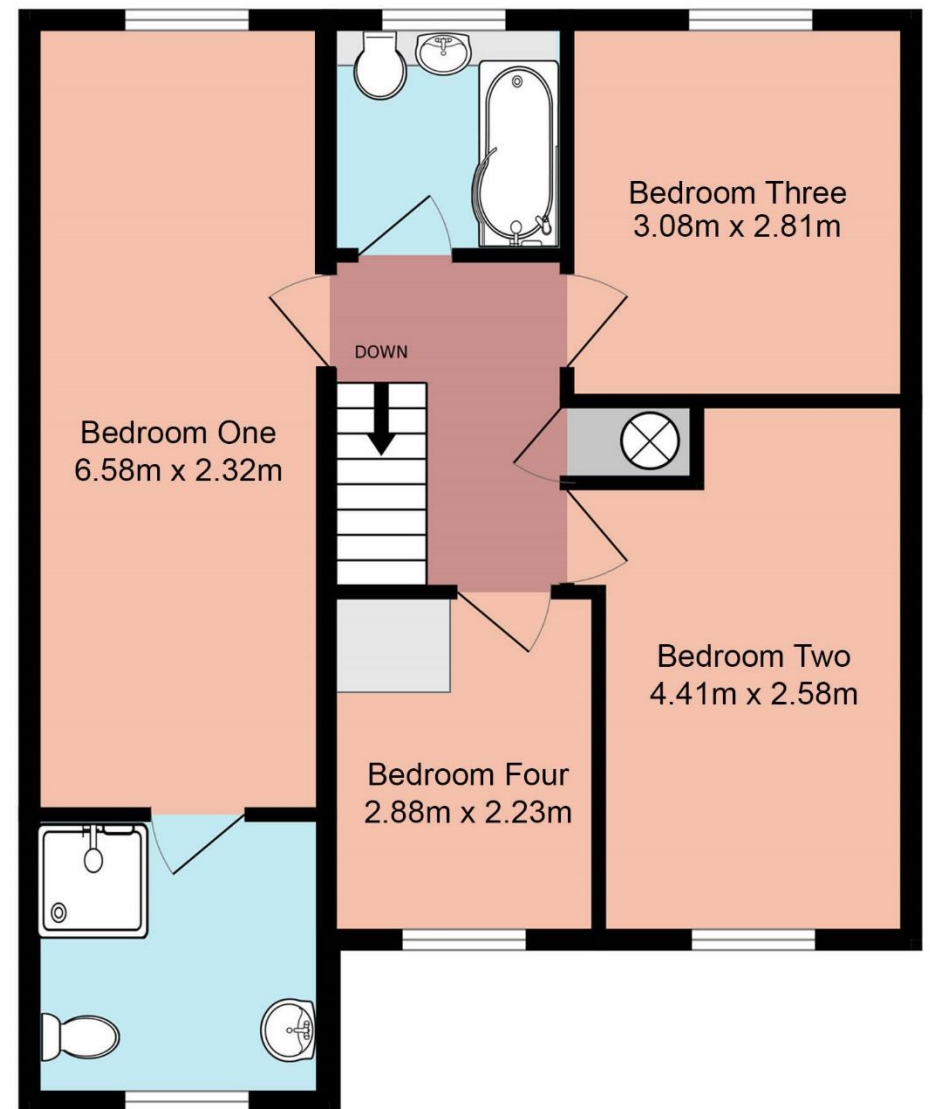
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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



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

## Accommodation

Lounge 16' 6" x 12' 8" (5.04m x 3.87m)

Kitchen-Diner 10' 3" x 24' 8" (3.12m x 7.52m)

Family Area 11' 1" x 7' 5" (3.37m x 2.26m)

Utility Room 7' 7" x 6' 10" (2.32m x 2.08m)

Bedroom One 21' 7" x 7' 7" (6.58m x 2.32m)

En-suite 7' 9" x 7' 8" (2.35m x 2.33m)

Bedroom Two 14' 6" x 8' 6" (4.41m x 2.58m)

Bedroom Three 10' 1" x 9' 3" (3.08m x 2.81m)

Bedroom Four 9' 5" x 7' 4" (2.88m x 2.23m)

Bathroom 6' 2" x 6' 4" (1.88m x 1.93m)





## Directions

1) From our Office head west on Water Lane towards Popes Lane. 2) Turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the first left onto Stonechat Drive. 5) Take the first left into Chaffinch Close.

## Distances

Motorway: 2.4 miles  
Southampton Airport: 10.1 miles  
Southampton City Centre: 5.6 miles  
New Forest Park Boundary: 0.9 miles  
Train Stations  
Ashurst: 3.4 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: 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 in England, 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-England) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-England>).

### 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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