



West Totton  
£550,000

**brantons**



## Property

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

The ground floor is comprised of a spacious lounge with feature fireplace, impressive open-plan kitchen-diner with central preparation island and French doors. The kitchen also features several fitted appliances such as a dishwasher, hob, double oven, fridge-freezer, and a wine cooler. There is also a separate utility room, a downstairs WC and integral access into the garage.

The first floor accommodation consists of four double bedrooms and a modern family bathroom. At the front of the property is a resin driveway that provides ample parking and leads to a garage with electric roller door. At the rear is a Westerly facing garden that enjoys a good degree of privacy and a sunny aspect. The garden features a patio seating area and a well stocked selection of established plants bushes, and shrubs. The current owners having subjected the property to an extensive programme of refurbishment and improvement.

In our opinion this property is presented to the highest standard of decorative order throughout, allowing any potential purchaser the ability to move straight in. Brantons advise that in order to fully appreciate the location and standard of this immaculately presented family home, an early viewing will be necessary as strong interest is anticipated.

## Features

- Extended Detached Family Home
- Four Double Bedrooms
- Spacious Lounge With Feature Fireplace
- Impressive Hi-Specification Kitchen With Integral Appliances
- Useful Utility Room & Downstairs W.C
- Contemporary Family Bathroom
- Ample Driveway Parking & Integral Garage
- Private Westerly Facing Rear Garden With Patio Seating Area
- Desirable Cul-de-sac Location
- Close Proximity To Local Amenities & Schools

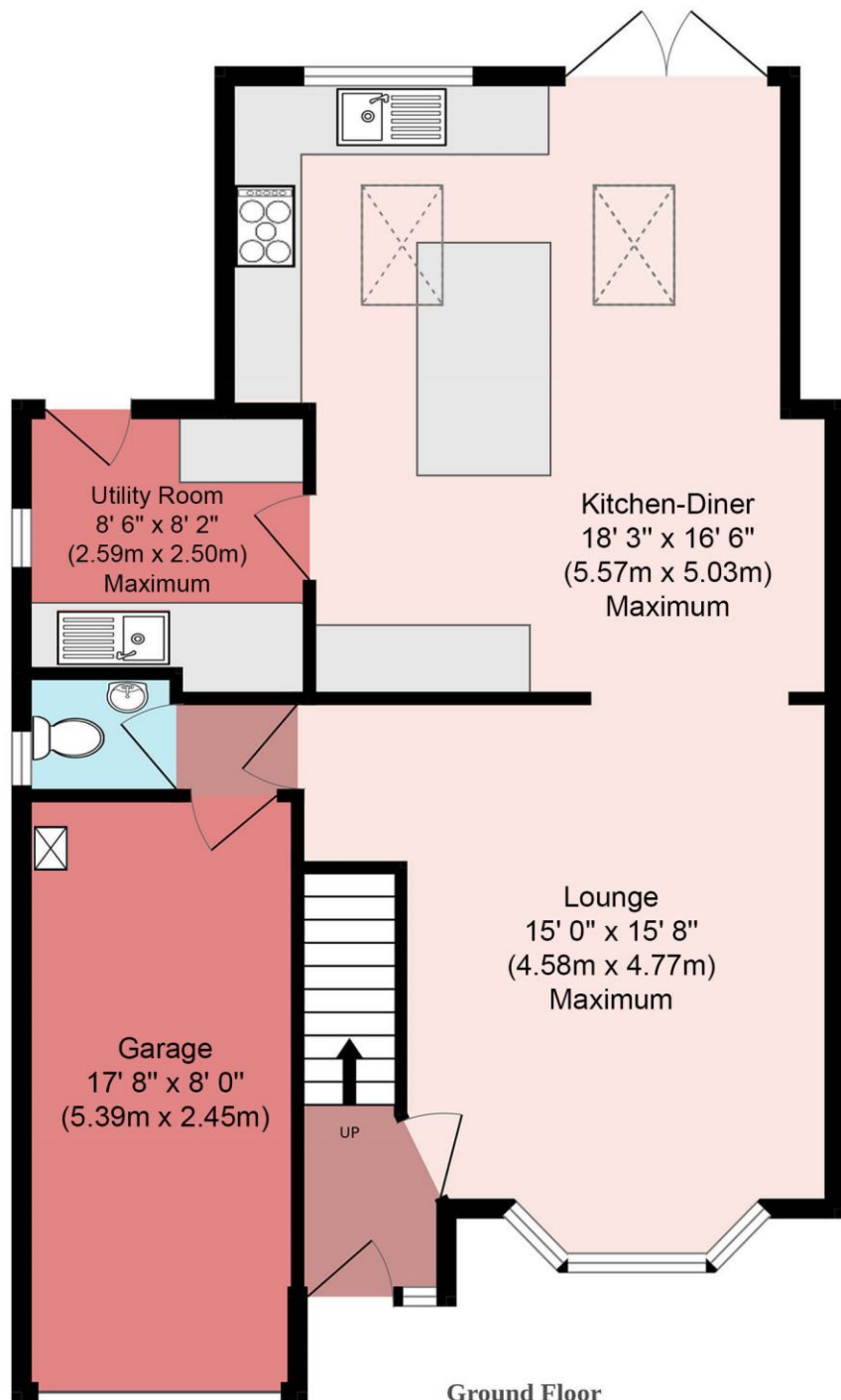


## Area

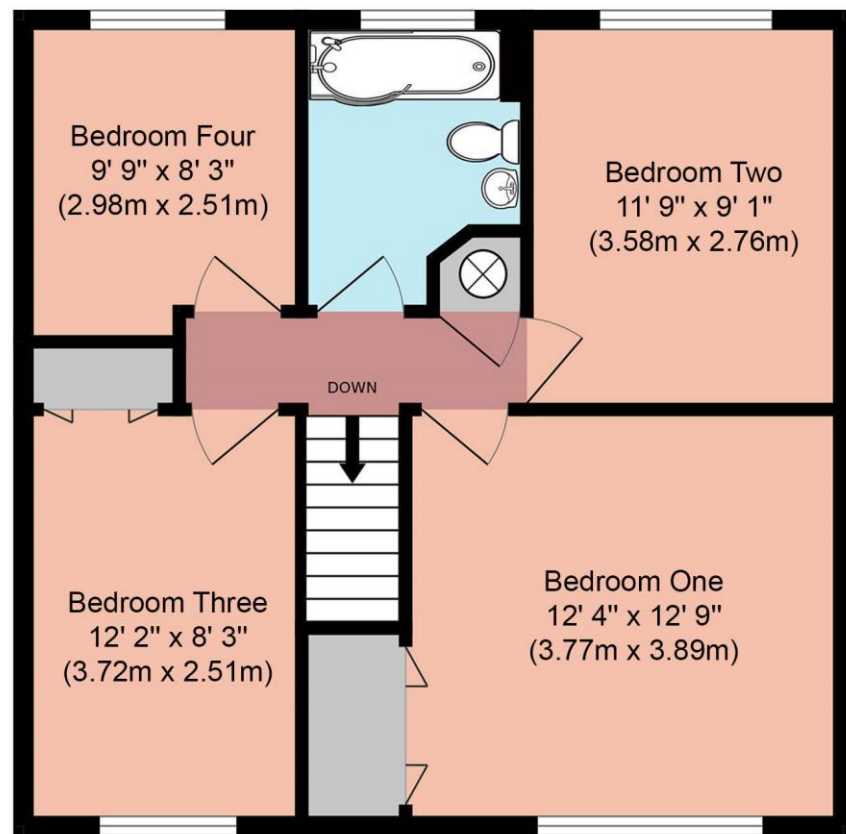
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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



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

## Accommodation

**Lounge** 15' 0" x 15' 8" (4.58m x 4.77m) Maximum

**Kitchen** 18' 3" x 16' 6" (5.57m x 5.03m) Maximum

**Utility Room** 8' 6" x 8' 2" (2.59m x 2.50m) Maximum

**Downstairs W.C** 3' 7" x 4' 4" (1.10m x 1.33m)

**Bedroom One** 12' 4" x 12' 9" (3.77m x 3.89m)

**Bedroom Two** 11' 9" x 9' 1" (3.58m x 2.76m)

**Bedroom Three** 12' 2" x 8' 3" (3.72m x 2.51m)

**Bedroom Four** 9' 9" x 8' 3" (2.98m x 2.51m)

**Bathroom** 8' 9" x 6' 3" (2.67m x 1.90m)

**Garage** 17' 8" x 8' 0" (5.39m x 2.45m)





## 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 first left into Matley Gardens. 6) Take the second right into Oviat Close.

## Distances

Motorway: 2.5 miles  
Southampton Airport: 10.5 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: 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 a Private Rented Property (PRP), 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-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-\(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps))).

### 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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