



West Totton
£399,950

brantons



Property

Brantons Independent Estate Agents are proud to present for sale this beautifully presented and extended semi-detached family home situated in a quiet cul-de-sac position within West Totton.

The ground floor layout is comprised of an entrance porch, spacious lounge, impressive open-plan kitchen-diner measuring approximately 27ft, useful utility room, and a W.C. The first floor accommodation consists of four bedrooms with the master being a particularly impressive size and benefiting from fitted wardrobes and luxury en-suite shower room. There is also a contemporary four piece family bathroom accessed via the landing.

The front of the property provides driveway parking leading to a garage. The garage is wider than average for a property of this nature and the roller door is remotely operated. At the rear of the property is the garden which is laid to low maintenance artificial lawn and benefits from a patio seating area. There is also a recently constructed timber cabin with power and lighting.

The location is within the preferred Foxhills and Hounslow school catchments and as a result of this Brantons advise an early viewing as strong interest is anticipated.

Features

- Extended Semi-Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Kitchen-Diner Measuring Approx 27ft
- Utility Room & Downstairs W.C
- Four Piece Family Bathroom
- En-Suite To Master
- Driveway Parking Leading To Integral Garage
- Low Maintenance Rear Garden With Timber Cabin
- Foxhills & Hounslow School

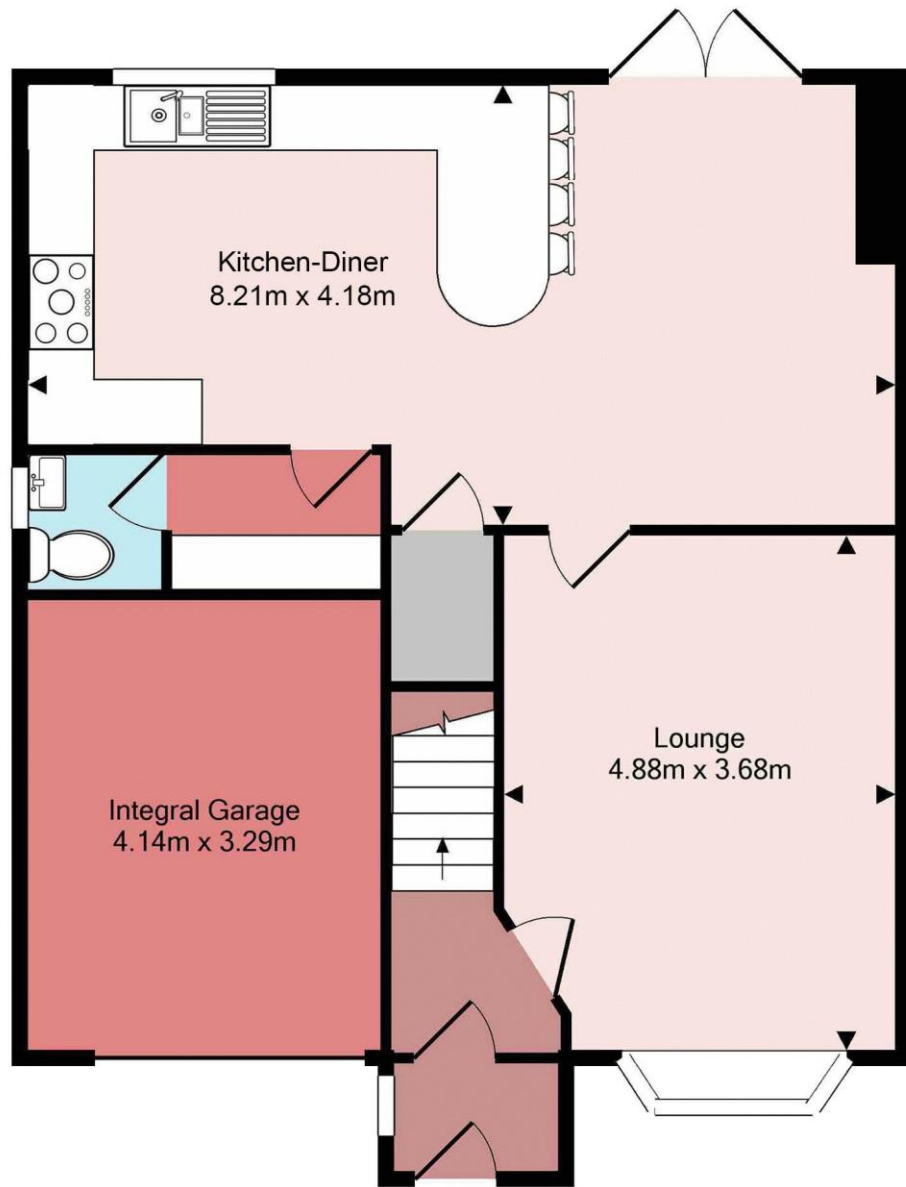


Area

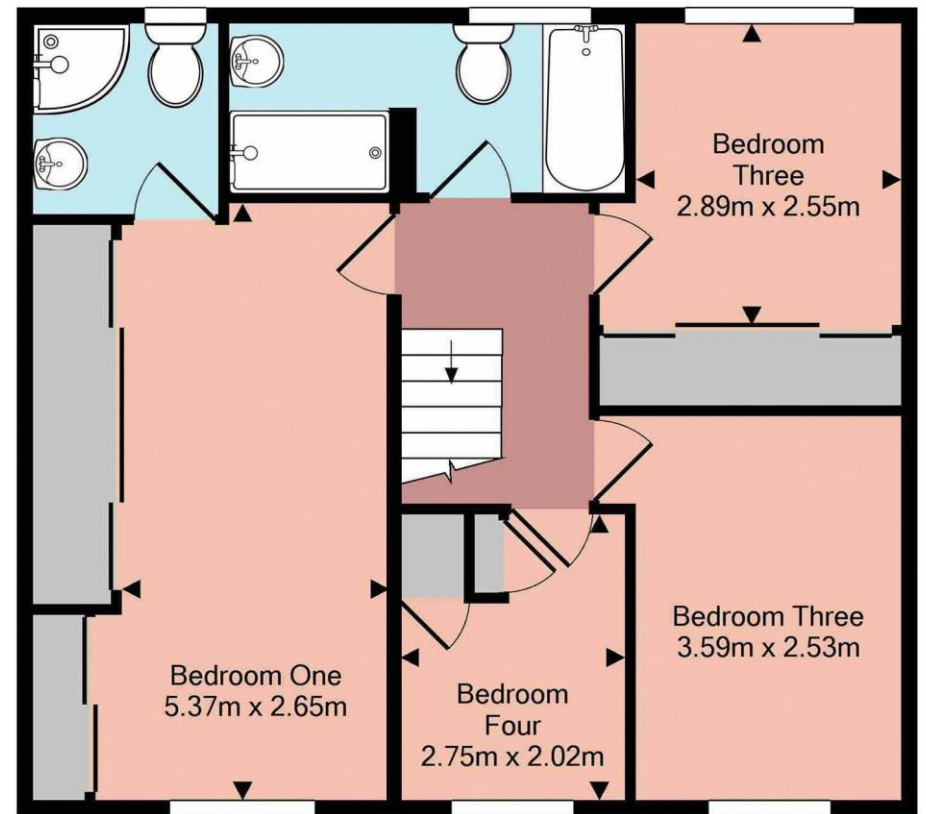
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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



1st Floor

Accommodation

Entrance Porch 5' 5" x 3' 8" (1.65m x 1.11m)

Lounge 16' 0" x 12' 1" (4.88m x 3.68m)

Kitchen-Diner 26' 11" x 13' 9" (8.21m x 4.18m) Maximum

Utility Room 6' 4" x 4' 4" (1.93m x 1.33m)

Downstairs W.C 4' 4" x 4' 0" (1.32m x 1.23m)

Bedroom One 17' 7" x 8' 8" (5.37m x 2.65m) Plus Wardrobes

En-suite 6' 2" x 5' 9" (1.88m x 1.75m)

Bedroom Two 9' 6" x 8' 4" (2.89m x 2.55m) Plus Wardrobes

Bedroom Three 11' 9" x 8' 4" (3.59m x 2.53m)

Bedroom Four 9' 0" x 6' 8" (2.75m x 2.02m)

Bathroom 12' 2" x 5' 6" (3.70m x 1.67m)

Summer House 8' 7" x 8' 1" (2.61m x 2.47m)

Integral Garage 13' 7" x 10' 10" (4.14m x 3.29m)





Directions

1) From our office head east on Salisbury Road/A36 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn left onto Larchwood Road. 5) Take the fourth left into Briarwood Road. 6) Take the third right into The Cleeves and turn left into Chillenden Court.

Distances

Motorway: 2.8 miles
 Southampton Airport: 10.1 miles
 Southampton City Centre: 6.1 miles
 New Forest Park Boundary: 1.3 miles
 Train Stations
 Ashurst: 2.5 miles
 Totton: 1.9 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: C
 Tenure Type: Freehold
 School Catchments
 Infant: Hazel Wood
 Junior: Foxhills
 Senior: Hounslowdown

Energy Performance

Energy Performance Certificate



Dwelling type:
 Date of assessment:
 Date of certificate:

Reference number:
 Type of assessment:
 Total floor area:

Use this document to:

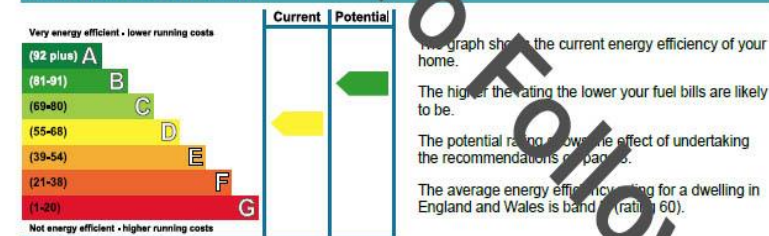
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£
Over 3 years you could save	£

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£	£	
Heating	£	£	
Hot Water	£	£	
Totals	£	£	You could save £ over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

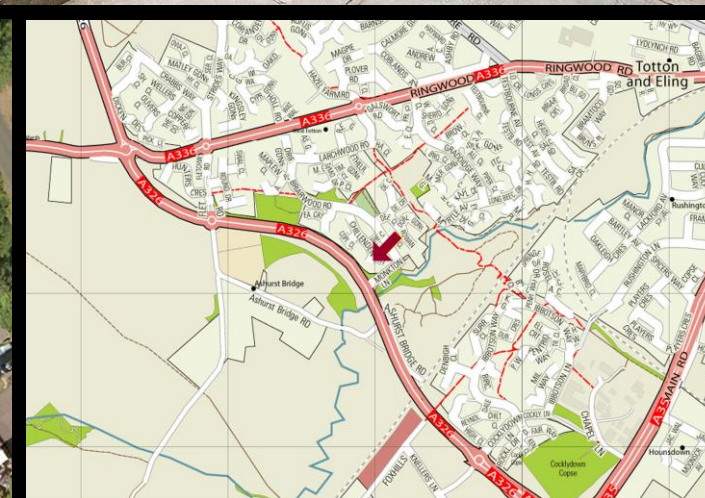


Top actions you can take to save money and make your home more energy efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)			✓
2 Low energy lighting for all fixed outlets			✓
3 Solar water heating			✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





www.brantons.co.uk

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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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