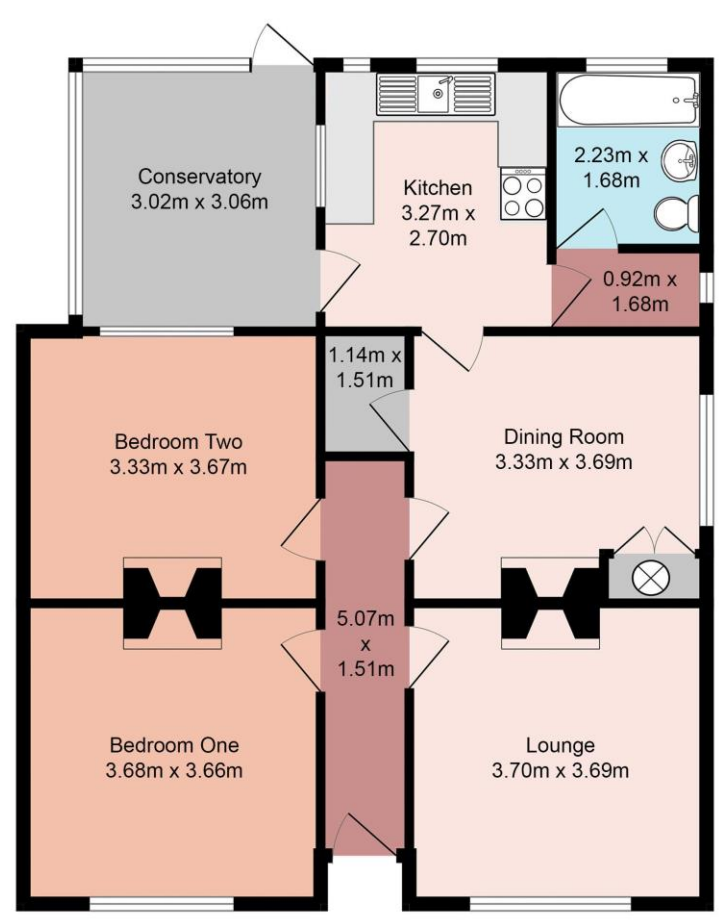


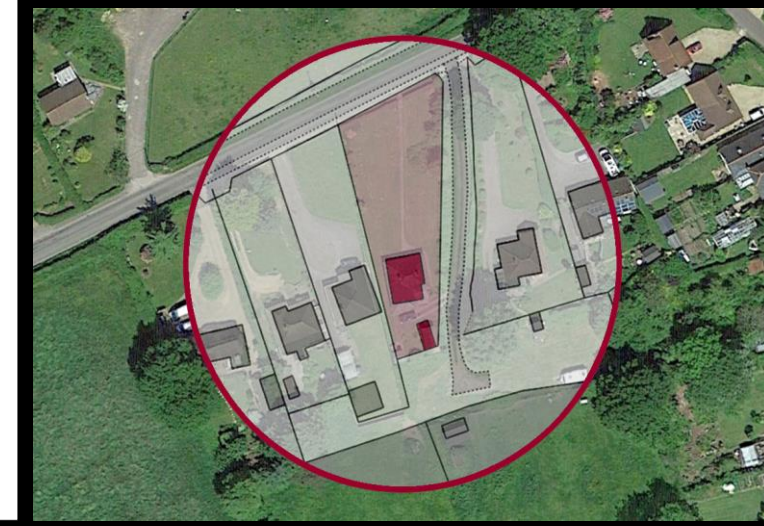
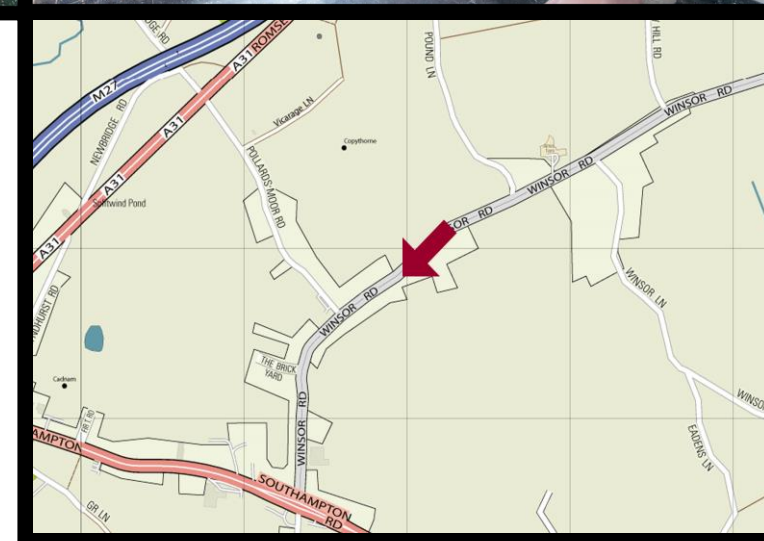


Winsor
£525,000

brantons



Ground Floor



Accommodation

Hall 16' 8" x 3' 9" (5.07m x 1.14m)
Lounge 12' 2" x 12' 1" (3.70m x 3.69m)
Dining Room 10' 11" x 12' 1" (3.33m x 3.69m)
Larder 4' 11" x 3' 9" (1.51m x 1.14m)
Kitchen 10' 9" x 8' 10" (3.27m x 2.70m)
Bedroom One 12' 1" x 12' 0" (3.68m x 3.66m)
Bedroom Two 10' 11" x 12' 0" (3.33m x 3.67m)

Conservatory 9' 11" x 10' 0" (3.02m x 3.06m)
Bathroom 7' 4" x 5' 6" (2.23m x 1.68m)
Utility 3' 0" x 5' 6" (0.92m x 1.68m)
Garage 18' 6" x 9' 3" (5.63m x 2.81m)

Property

Situated in a desirable non estate location within Winsor, Brantons Independent Estate Agents are delighted to offer to the market an exciting opportunity to purchase this charming detached bungalow. The property internally consists of two double bedrooms, a lounge, and a dining room, all of which benefit from the use of feature fireplaces. There is also a kitchen, utility, bathroom, and a conservatory.

The property sits on an enviable plot that is just over a quarter of an acre in size and the frontage is mainly laid to lawn with established hedgerow. The rear of the property features a detached garage, and a private garden with vehicular access. No forward chain is offered and in our opinion this property offers excellent scope for extending and remodelling (subject to the relevant planning consents). As a result of this, Brantons are sure that a viewing will be essential to appreciate the location and potential this property has to offer.

Features

- *NO FORWARD CHAIN*
- Charming Detached Bungalow
- Two Double Bedrooms
- Lounge & Dining Room
- Kitchen & Separate Utility
- Spacious Conservatory
- Bathroom
- Four Feature Fireplaces
- Enviably Plot 0.27 Acre
- Rarely Available Non Estate Location

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold
School Catchments
 Infant: Copythorne
 Junior: Bartley
 Senior: Hounslowdown

Distances

Motorway: 1.7 miles
Southampton Airport: 12.9 miles
Southampton City Centre: 9.1 miles
New Forest Park Boundary: Within
Train Stations
 Ashurst: 3.8 miles
 Totton: 4.0 miles

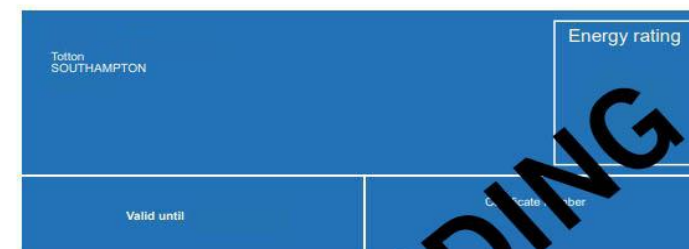
Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit on to Calmore Drive and turn right to continue on Calmore Drive. 3) Continue on past the cross roads, up the hill and over the bridge. 4) Continue on Winsor Road for approximately 1.7 miles and the property will be found on the left hand side.

Energy Performance

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

Energy performance certificate (EPC)



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 rented for long-term use, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the minimum energy efficiency standards \(MEES\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).

Energy efficiency rating for this property

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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.

