



West Totton  
£395,000

brantons



## Property

Situated in a cul-de-sac within West Totton, Brantons Independent Estate Agents are delighted to present to the market this extended and remodelled semi-detached family home.

The ground floor layout consists of a spacious lounge with partially vaulted ceiling, Velux window and French doors. There is a modern kitchen-breakfast room featuring hi-specification units with integrated appliances, a separate dining room with bay window, and from the hall, there is a W.C.

The first floor accommodation is comprised of three generously proportioned bedrooms, all of which benefit from the use of built in wardrobes, and from the master there is the luxury use of an en-suite shower room. From the landing there is also a family bathroom and two large storage cupboards.

To the side of the property is off road parking that leads to a garage which can be accessed from the garden. The rear garden is laid to lawn with a patio seating area, and private gated access to the rear.

In our opinion, due to the location and accommodation on offer this home would ideally suit a growing family. Brantons advise an early viewing to avoid any later disappointment.

## Features

- Extended Semi-Detached House
- Three Bedrooms With Built in Wardrobes
- Spacious Lounge with Partially Vaulted Ceiling & Velux
- Impressive Kitchen-Breakfast Room
- Dining Room With Bay Window
- Downstairs W.C
- Family Bathroom & En-suite to Master
- Off Road Parking & Garage
- Private Enclosed Rear Garden
- Desirable Cul-de-sac Close To Local Amenities

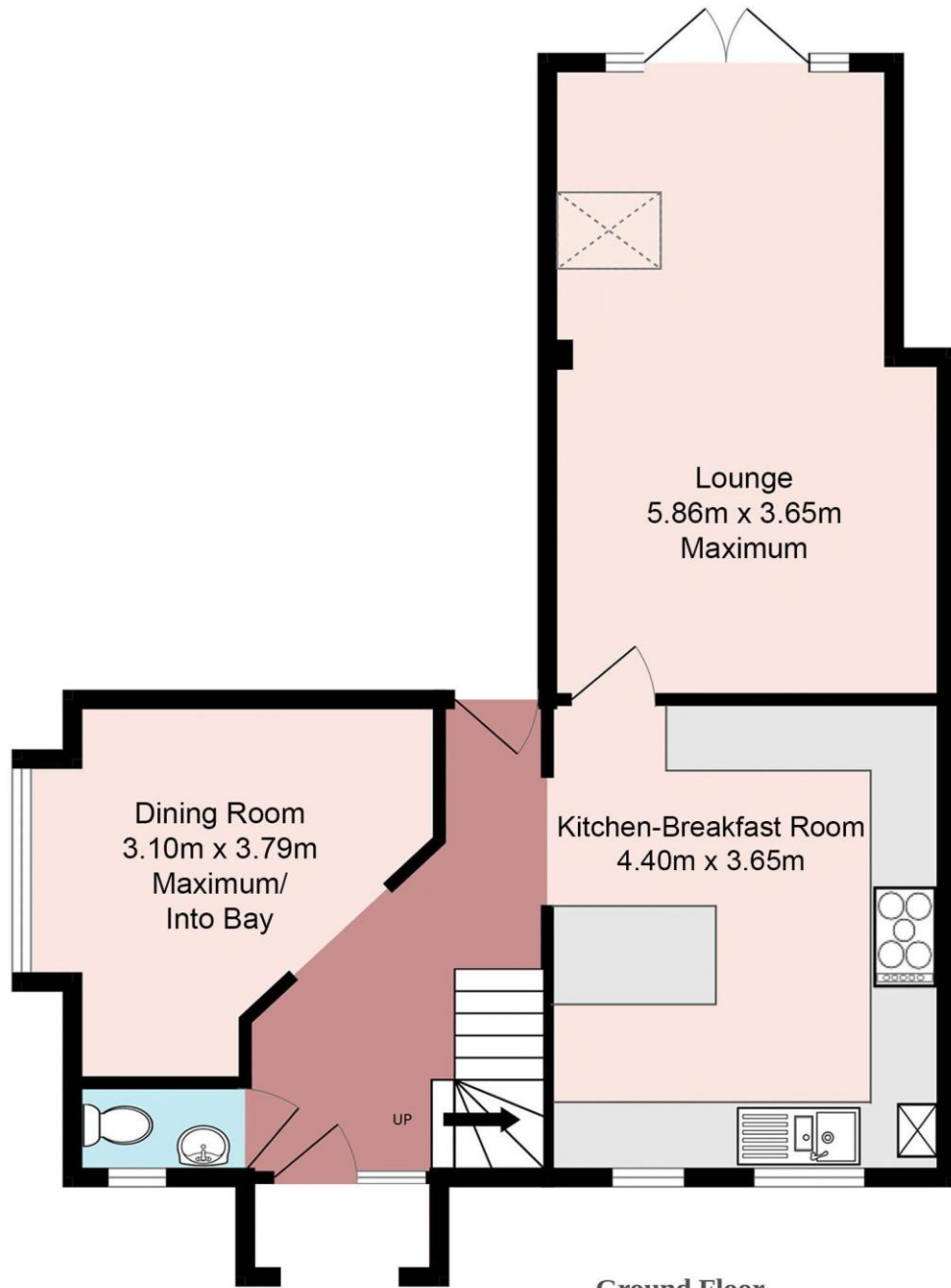


## Area

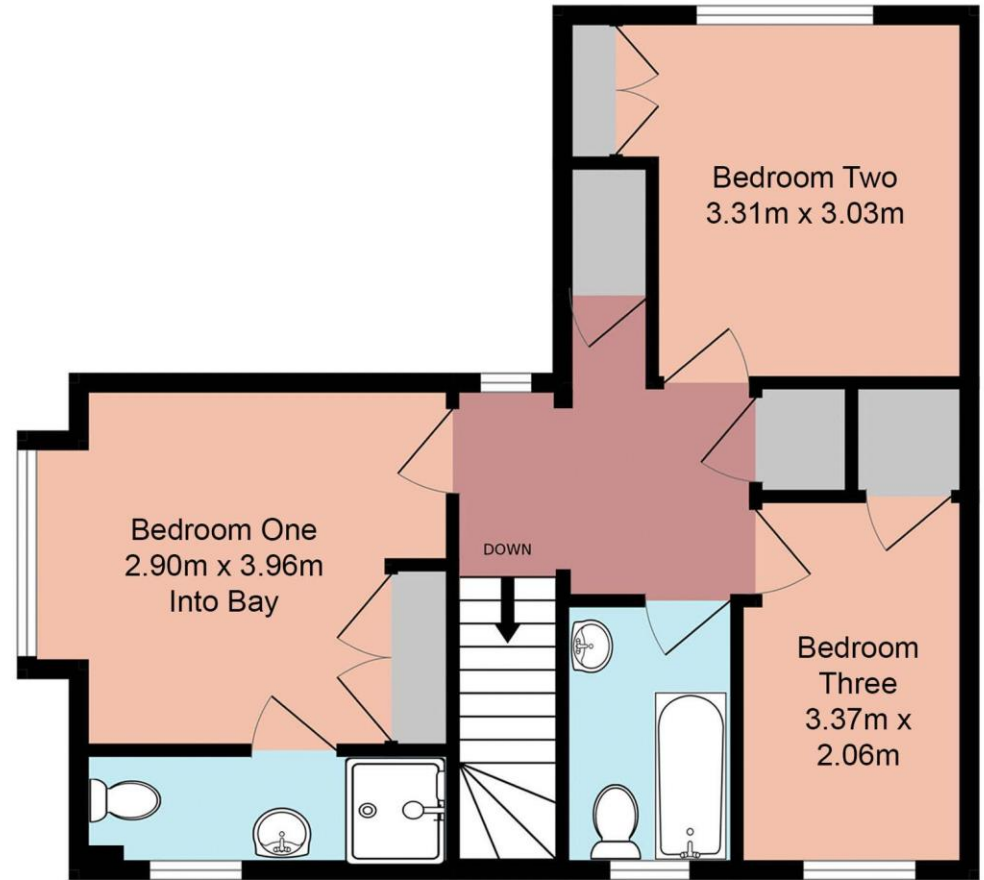
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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



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

## Accommodation

**Lounge** 12' 0" x 19' 3" (3.65m x 5.86m) Maximum

**Kitchen-Breakfast Room** 14' 5" x 12' 0" (4.40m x 3.65m)

**Dining Room** 10' 2" x 12' 5" (3.10m x 3.79m) Maximum

**Downstairs W.C** 5' 1" x 2' 10" (1.56m x 0.86m)

**Bedroom One** 9' 6" x 13' 0" (2.90m x 3.96m) Into Bay

**En-suite** 11' 4" x 3' 6" (3.46m x 1.06m)

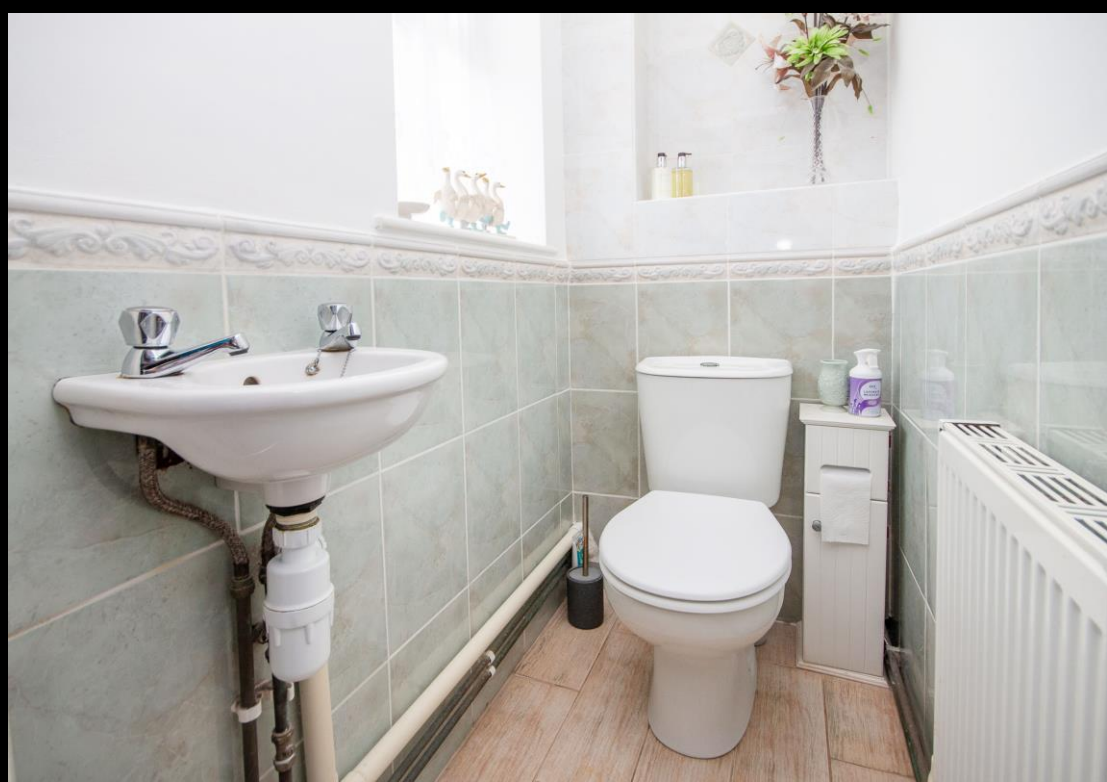
**Bedroom Two** 10' 10" x 9' 11" (3.31m x 3.03m) Maximum

**Bedroom Three** 11' 1" x 6' 9" (3.37m x 2.06m)

**Bathroom** 8' 0" x 4' 11" (2.43m x 1.50m)

**Garage** 17' 4" x 8' 3" (5.29m x 2.52m)





## 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 second right onto Oakdene.

## Distances

Motorway: 2.6 miles  
Southampton Airport: 10.7 miles  
Southampton City Centre: 5.8 miles  
New Forest Park Boundary: 0.5 miles  
Train Stations  
Ashurst: 3.2 miles  
Totton: 2.0 miles

## Information

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

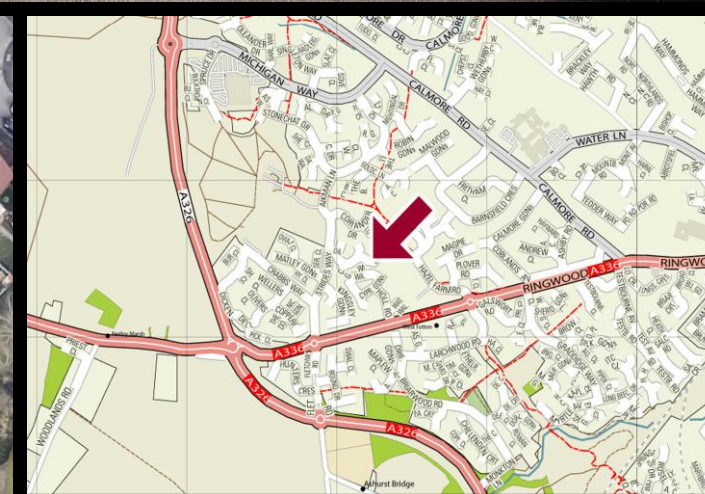
Properties can be rented if they have an energy rating from A to E.

If the property is not F or G, 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-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

### 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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