



Testwood
£475,000

brantons



Property

Brantons Independent Estate Agents are delighted to offer an opportunity to purchase this surprisingly spacious detached and characterful family home situated in a convenient and desirable residential road within Totton.

The ground floor layout is comprised of an impressive entrance hall with two Velux windows and leads to; a lounge with feature fireplace, open-plan kitchen-diner, snug with French patio doors, and a useful utility room with plenty of storage space, and a W.C.

The first floor layout consists of three bedrooms and a four piece family bathroom. The master bedroom features a vaulted ceiling, Juliet balcony overlooking the rear, separate dressing room/walk in wardrobe, and a luxury en-suite shower room. To the front of the property is ample driveway parking with gated side access and a pleasant, well maintained garden. To the rear is an enclosed garden that is largely laid to patio seating area with landscaped tranquil area, and a summer house which is set up as a home gym.

The garden also incorporates a large detached garage which has been partitioned to create a studio/office space which is ideal for those who work from home. The location is within walking distance of local amenities, shops and schools. In our opinion this property is presented to the highest standard of decorative order throughout and as a result of this, an early viewing is strongly advised to avoid any later disappointment.

Features

- Immaculately Presented Detached Home
- Three Bedrooms With Impressive Master
- Spacious Lounge With Feature Fireplace
- Open-Plan Kitchen-Diner
- Snug With French Patio Doors
- Utility Room & Downstairs W.C
- Four Piece Family Bathroom & En-suite To Master
- Detached Garage (Partitioned To Create Office/Studio)
- Ample Driveway Parking & Gated Side Access
- Landscaped Rear Garden

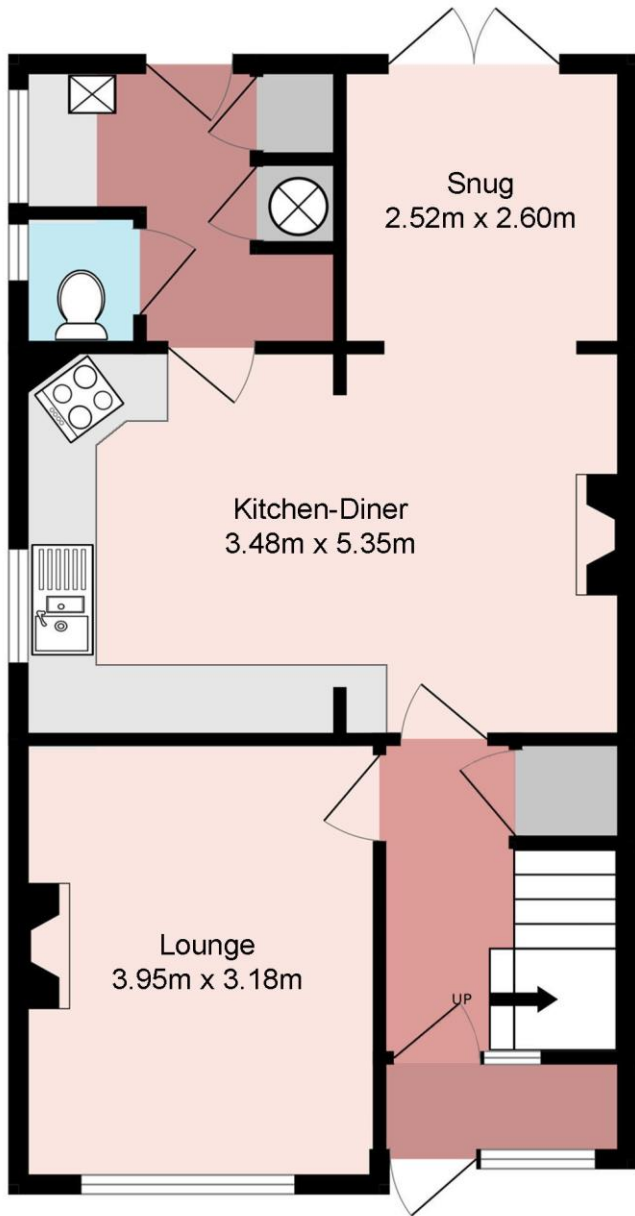


Area

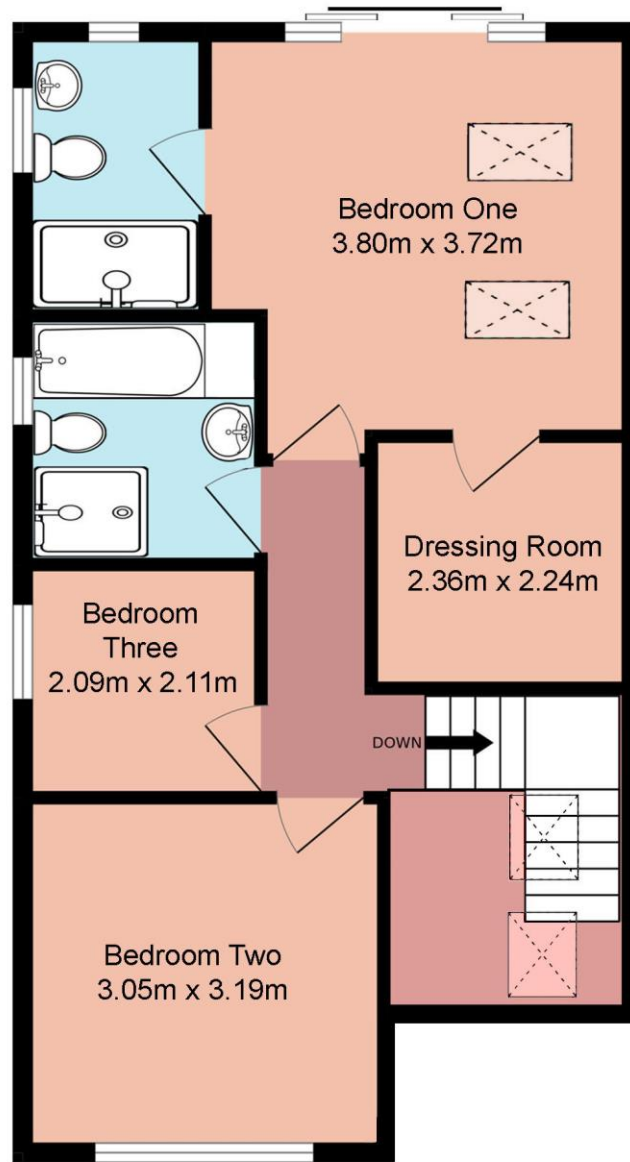
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.

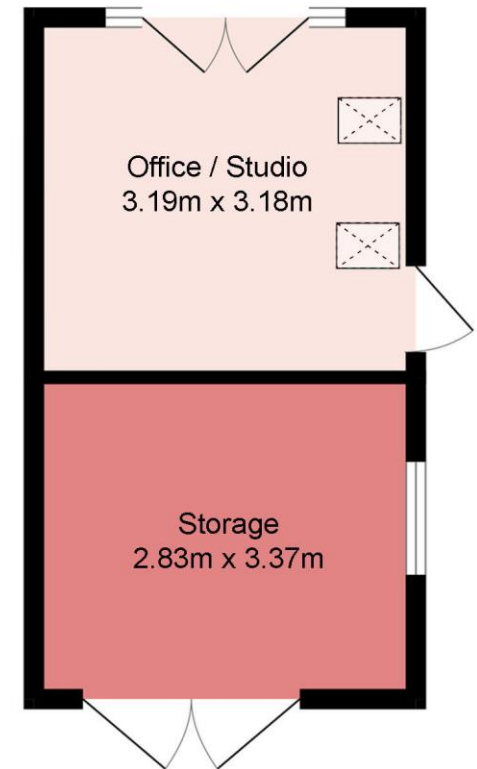




Ground Floor
72.3 sq.m. approx.



1st Floor
52.8 sq.m. approx.



Outbuilding
(position not relative to property)

Accommodation

Lounge 13' 0" x 10' 5" (3.95m x 3.18m)

Kitchen-Diner 11' 5" x 17' 7" (3.48m x 5.35m)

Snug 8' 3" x 8' 6" (2.52m x 2.60m)

Utility Room 8' 3" x 6' 9" (2.52m x 2.06m) Maximum

Downstairs W.C 3' 10" x 3' 7" (1.18m x 1.10m)

Bedroom One 12' 6" x 12' 2" (3.80m x 3.72m)

En-suite 8' 1" x 4' 11" (2.47m x 1.50m)

Bedroom Two 10' 0" x 10' 6" (3.05m x 3.19m)

Bedroom Three 6' 10" x 6' 11" (2.09m x 2.11m)

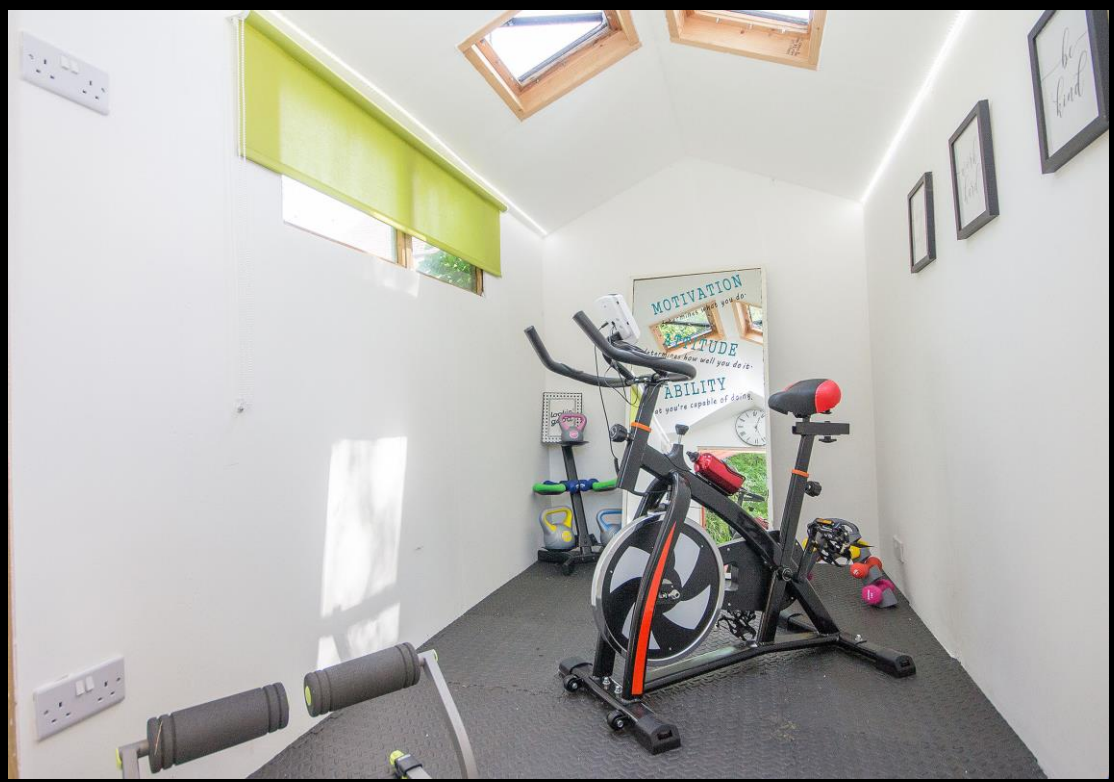
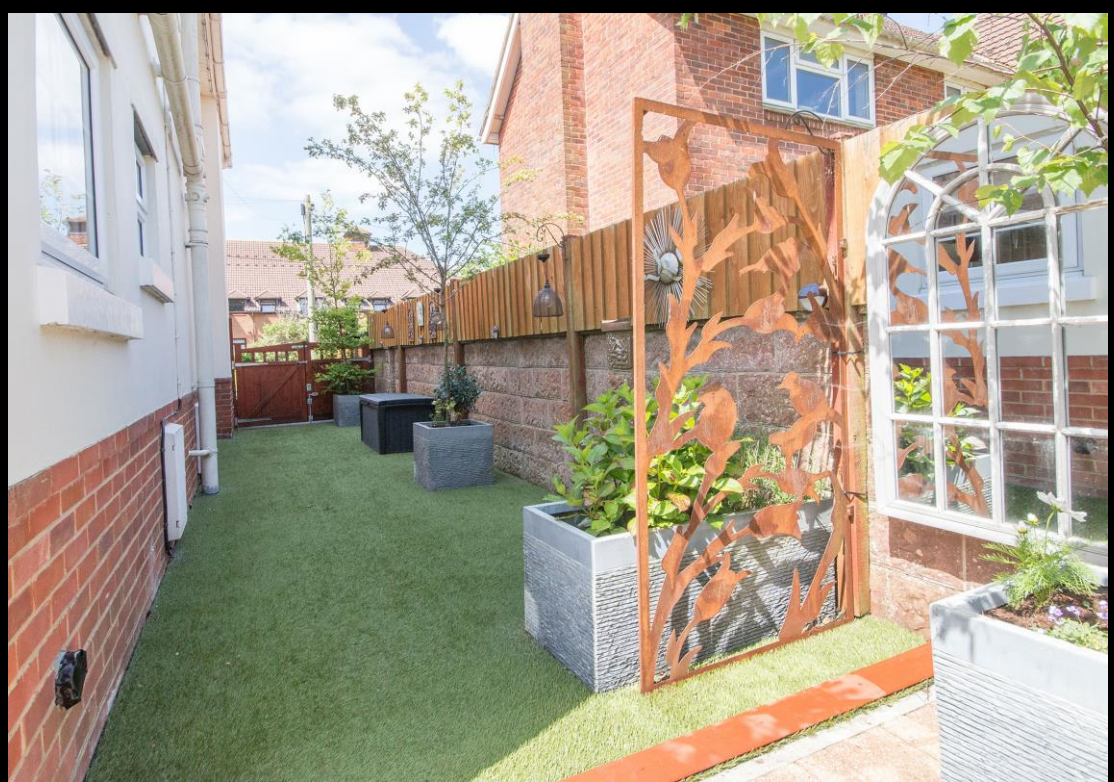
Bathroom 7' 3" x 6' 11" (2.20m x 2.10m)

Outbuilding/Gym 9' 5" x 5' 6" (2.86m x 1.68m)

Office / Studio 10' 6" x 10' 5" (3.19m x 3.18m)

Storage 9' 3" x 11' 1" (2.83m x 3.37m)





Directions

1) From our office head northwest on Salisbury Road. 2) Take the fourth right onto Testwood Lane.

Distances

Motorway: 1.3 miles
 Southampton Airport: 8.6 miles
 Southampton City Centre: 4.6 miles
 New Forest Park Boundary: 2.2 miles
 Train Stations
 Ashurst: 4.0 miles
 Totton: 0.8 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: D
 Tenure Type: Freehold
 School Catchments
 Infant: Oakfield
 Junior: Oakfield
 Senior: Testwood

Energy Performance

6/2/23, 1:11 PM

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 3	Energy rating E	Valid until: 23 August 2032 Certificate number:
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Property type	Detached house
Total floor area	96 square metres

Rules on letting this property

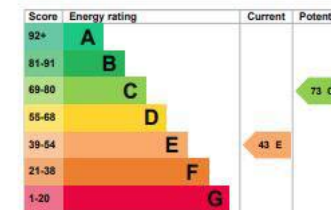
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

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

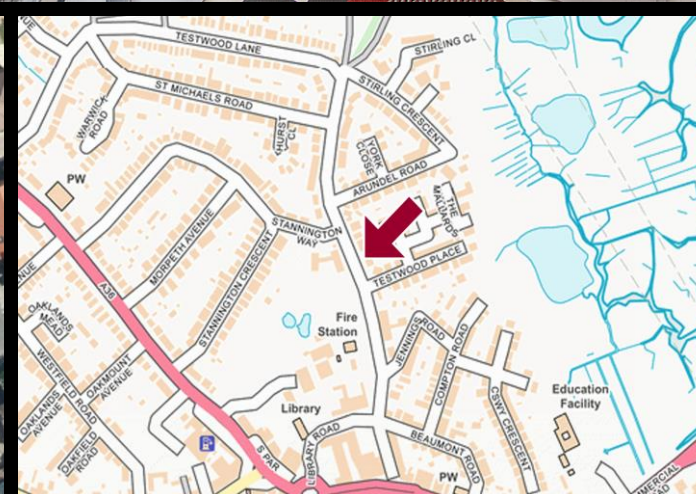
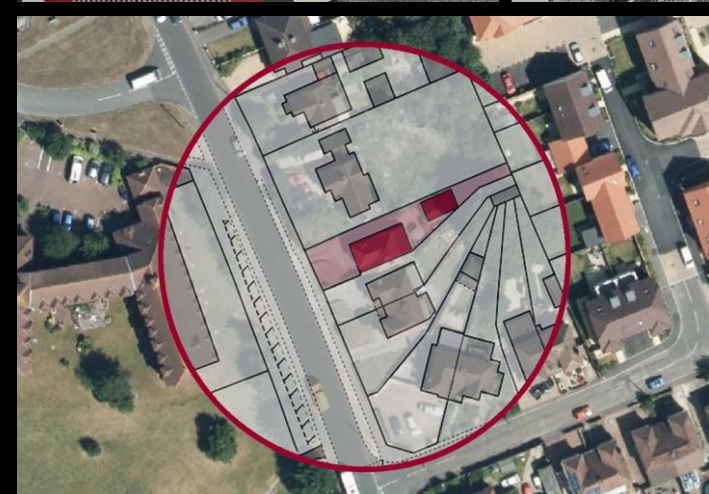


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60





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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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