



West Totton

OIEO £550,000

brantons



Property

Situated on an enviable corner plot within the highly sought after residential area of West Totton, Brantons Independent Estate Agents are delighted to present for sale this imposing detached family home.

The ground floor layout begins with an entrance hall leading to; a spacious lounge with feature fireplace, kitchen-diner with dual aspect windows, study, and a W.C. The first floor accommodation consists of four bedrooms with the master benefiting from the use of an en-suite shower room. From the landing is a family sized bathroom.

The front of the property features a well maintained lawn and ample driveway parking that leads to a double garage. To the rear is a larger than average South-Westerly facing garden which is mainly laid to lawn with patio seating area.

The location falls within the desirable Foxhills and Hounslow School catchments and as a result of this, Brantons advise an early viewing to avoid any later disappointment.

Features

- Imposing Detached Family Home
- Four Bedrooms
- Spacious Lounge With Feature Fireplace
- Kitchen-Diner With Dual Aspect Windows
- Study-Home Office & Downstairs W.C
- Family Bathroom & En-suite To Master
- Driveway Parking Leading To Double Garage
- Larger Than Average South-Westerly Facing Rear Garden
- Corner Plot In Desirable Cul-de-sac Location
- Potential To Extend Subject To Planning Consents

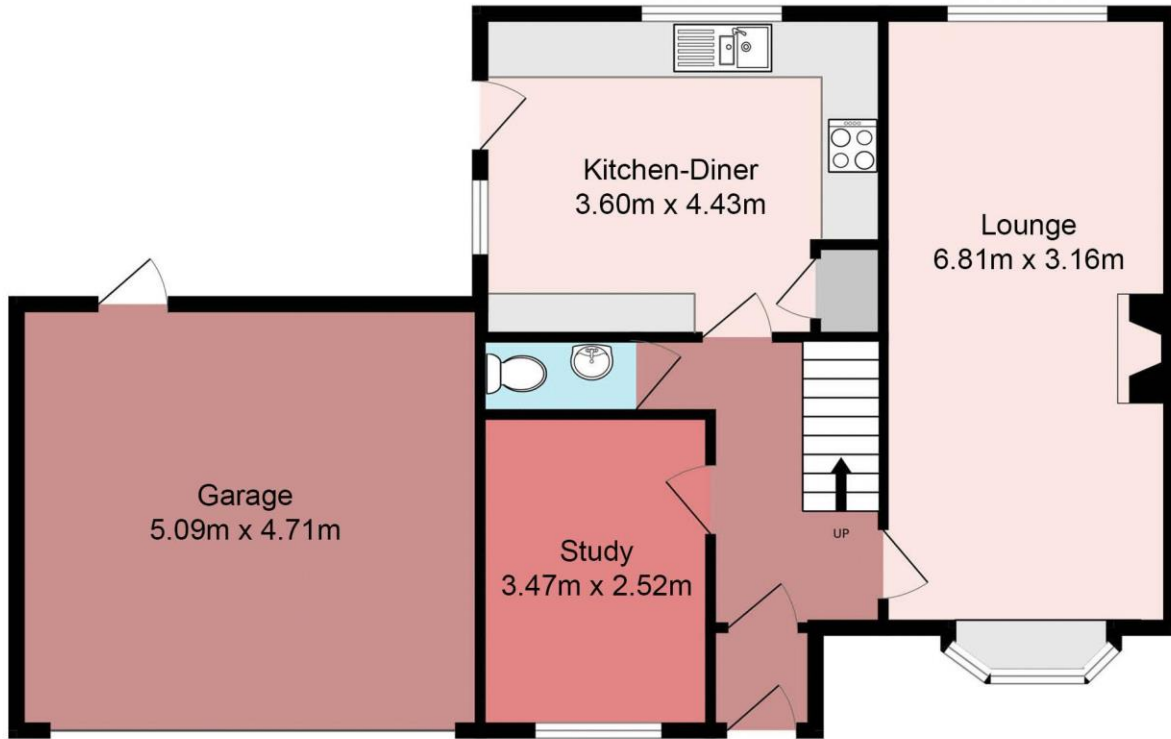


Area

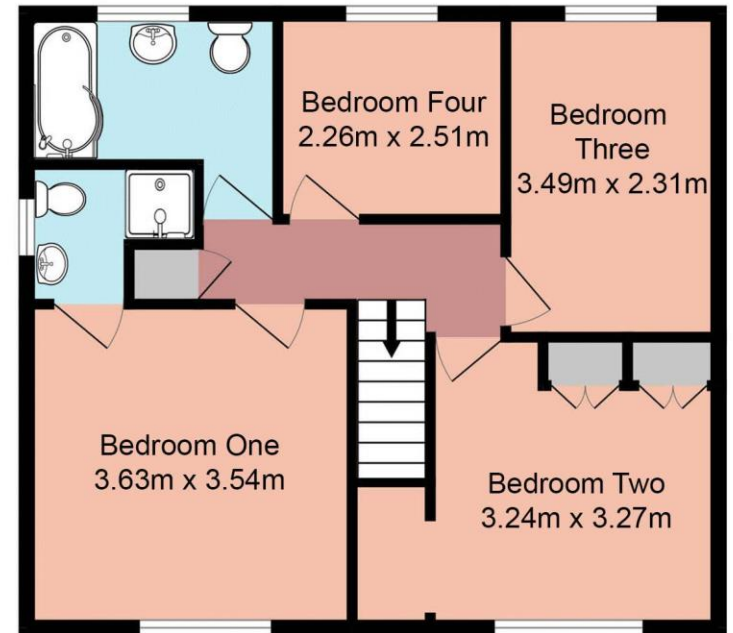
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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



1st Floor
51.7 sq.m. approx.

Accommodation

Lounge 22' 4" x 10' 4" (6.81m x 3.16m)

Double Garage 16' 8" x 15' 5" (5.09m x 4.71m)

Kitchen-Diner 11' 10" x 14' 6" (3.60m x 4.43m)

Study 11' 5" x 8' 3" (3.47m x 2.52m)

Downstairs W.C 2' 8" x 5' 8" (0.82m x 1.73m)

Bedroom One 11' 11" x 11' 7" (3.63m x 3.54m)

En-suite 4' 6" x 6' 5" (1.37m x 1.96m) Maximum

Bedroom Two 10' 8" x 10' 9" (3.24m x 3.27m)

Bedroom Three 11' 5" x 7' 7" (3.49m x 2.31m)

Bedroom Four 7' 5" x 8' 3" (2.26m x 2.51m)

Bathroom 5' 6" x 9' 1" (1.67m x 2.77m)





Directions

1) From our office head east on Salisbury Road A36. 2) At the roundabout take the third exit on Ringwood Road A336. 3) Straight across next roundabout. 4) Turn left into Graddidge Way. 5) Take first left into Sheridan Gardens. 6) Take the second right into Lydgate.

Distances

Motorway: 1.9 miles
Southampton Airport: 9.7 miles
Southampton City Centre: 5.4 miles
New Forest Park Boundary: 0.8 miles
Train Stations
Ashurst: 3.4 miles
Totton: 1.4 miles

Information

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

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

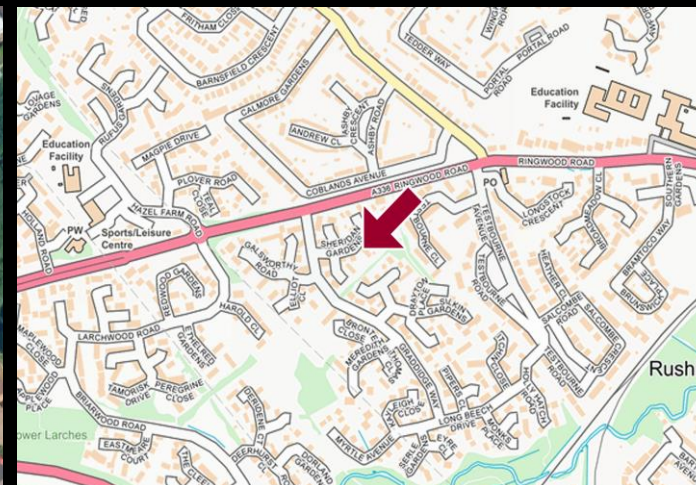
Properties can be rented if they have an energy rating from A to E.

If the property is rated 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-(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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