



West Totton  
£525,000

**brantons**







## Property

Offered to the market for the first time since construction; an opportunity arises to purchase this detached family home situated in a desirable cul-de-sac setting within the residential area of West Totton.

The versatile ground floor layout consists of a spacious lounge with sliding patio door, interconnected dining room, contemporary kitchen-breakfast room with separate utility room, and from the hallway is a useful study-home office space, and there is also a W.C.

The first floor accommodation consists of four generously proportioned bedrooms, three of which benefit from the use of built in wardrobes, and the master enjoys the use of an en-suite shower room. From the landing, there is also a contemporary family bathroom. The front of the property provides generous amount of driveway parking leading to a garage. In addition to this, accessed via vehicular gates, there is a further hardstanding area that would be suitable for caravan or boat storage (subject to size).

At the rear is a larger than average South-Westerly facing garden that is mainly laid to lawn with patio seating area and an established array of plants, bushes and shrubs. The location is set within the requested school catchments and as a result of this, strong interest is anticipated. Early viewing comes highly recommended to avoid any later disappointment.

## Features

- Substantial Detached Family Home
- Four Generously Proportioned Bedrooms
- Spacious Lounge With Patio Door
- Dining Room with French Doors
- Kitchen-Breakfast Room With Separate Utility
- Study-Home Office & Downstairs W.C
- Family Bathroom & En-suite to Master
- Ample Driveway Parking & Garage
- Larger Than Average South-Westerly Facing Garden
- Highly Desirable Cul-de-sac Location

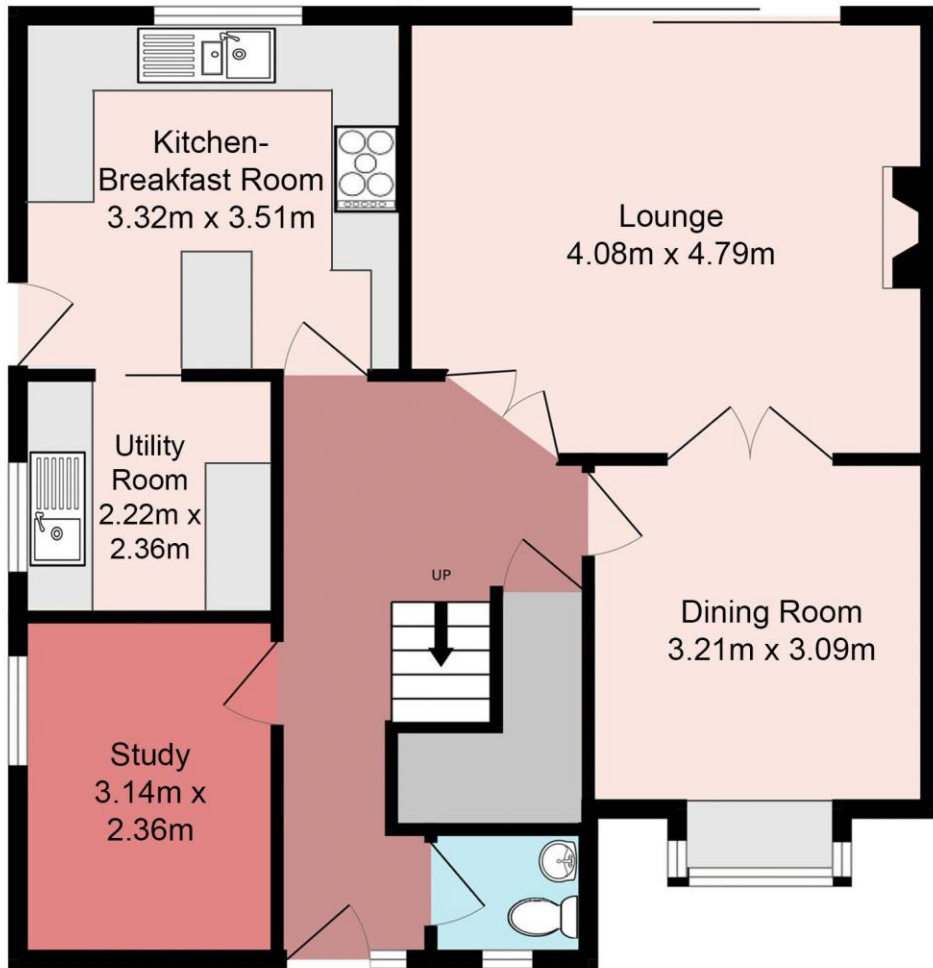


## Area

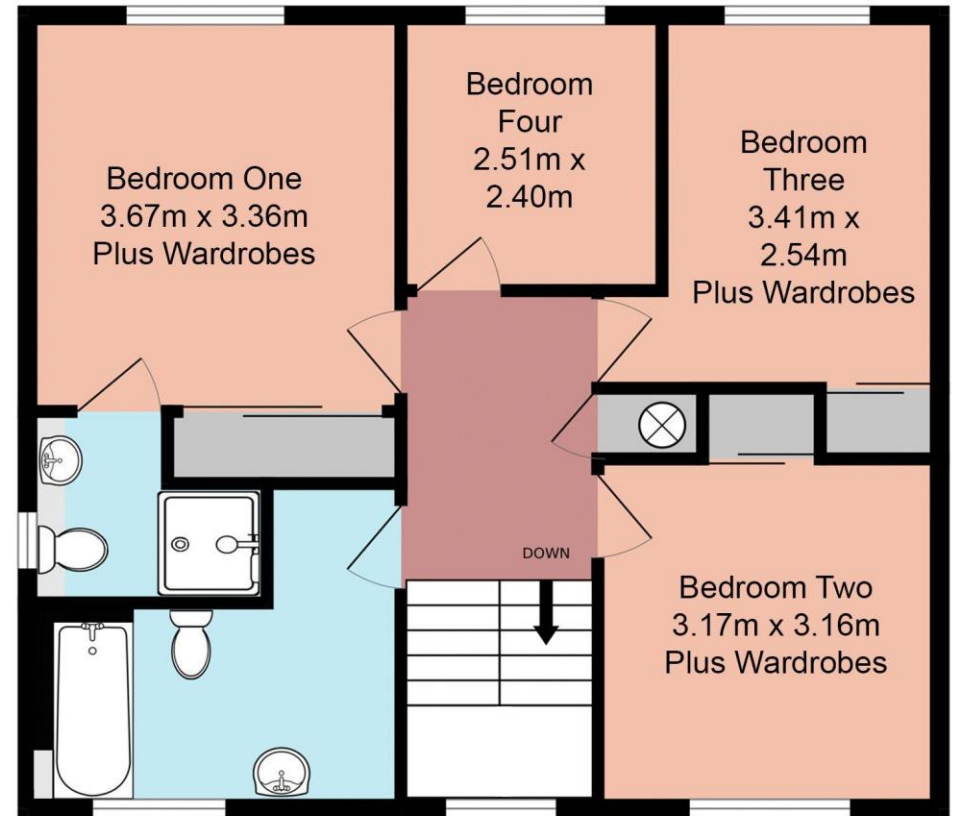
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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



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



## Accommodation

**Lounge** 13' 5" x 15' 9" (4.08m x 4.79m)

**Dining Room** 10' 6" x 10' 2" (3.21m x 3.09m)

**Study** 10' 4" x 7' 9" (3.14m x 2.36m)

**Utility Room** 7' 3" x 7' 9" (2.22m x 2.36m)

**Kitchen-Breakfast Room** 10' 11" x 11' 6" (3.32m x 3.51m)

**Bedroom One** 12' 0" x 11' 0" (3.67m x 3.36m) Plus Wardrobes

**Bedroom Two** 10' 5" x 10' 4" (3.17m x 3.16m) Plus Wardrobes

**Bedroom Three** 11' 2" x 8' 4" (3.41m x 2.54m) Plus Wardrobes

**Bedroom Four** 8' 3" x 7' 10" (2.51m x 2.40m)

**En-suite** 7' 5" x 6' 1" (2.26m x 1.85m) Maximum

**Bathroom** 5' 10" x 11' 0" (1.79m x 3.36m)

**Garage** 8' 10" x 17' 2" (2.69m x 5.22m)









## Directions

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. Take the first left onto Swallow Close. At the end of the road turn right into Roundhouse Drive.

## Distances

Motorway: 3.1 miles  
Southampton Airport: 10.4 miles  
Southampton City Centre: 6.4 miles  
New Forest Park Boundary: 0.4 miles  
Train Stations  
Ashurst: 2.8 miles  
Totton: 1.8 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

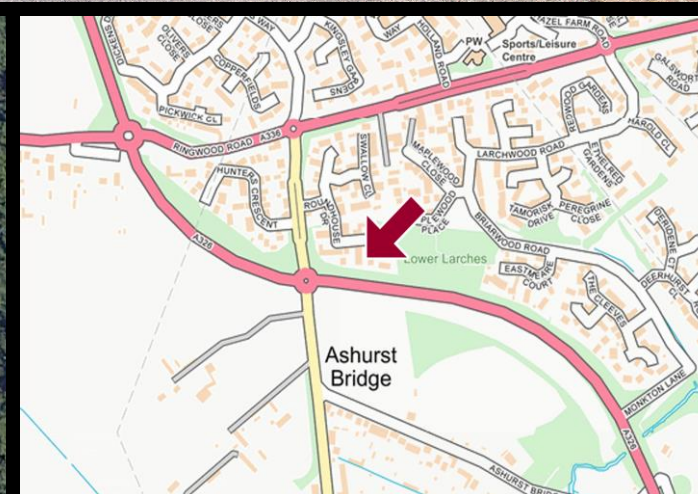
Properties can be rented if they have an energy rating from A to E.

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-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords>).

### Energy efficiency rating for this property

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

**EPC PENDING**







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