



West Totton
£535,000

brantons



Property

Brantons Independent Estate Agents are delighted to offer for sale this substantial detached family home situated in a quiet cul-de-sac location within the highly regarded residential area of West Totton.

The ground floor layout is comprised of a spacious lounge with glazed French doors leading in to an impressive open-plan kitchen-diner which in turn leads to a useful utility room. Furthermore, there is also a WC accessed via the hallway.

The first floor accommodation consists of four bedrooms with the master benefiting from a re-fitted en-suite shower room and from the landing there is a family sized shower room. The front of the property provides ample block paved driveway parking that leads to a partitioned garage with integral access and 'up and over' door.

At the rear of the property is a larger than average garden. The garden enjoys a good degree of privacy and is mainly laid to lawn and features two expansive patio seating areas and gated side access. The location offers proximity to preferred local schools, bus and transport routes. Brantons are sure that because of the location and accommodation on offer, an early viewing will be essential to avoid any later disappointment.

Features

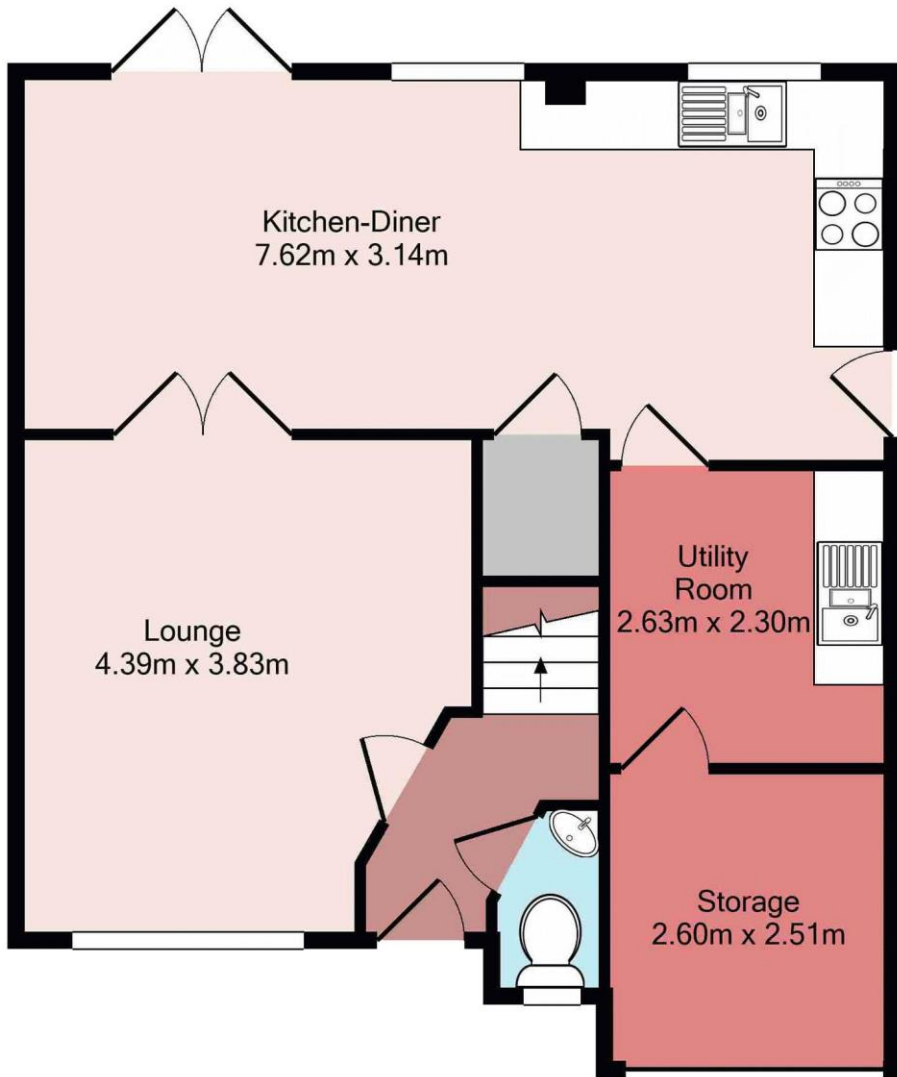
- Substantial Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Impressive Open-Plan Kitchen-Diner
- Utility Room & Downstairs W.C
- Shower Room & Refitted En-suite Shower Room
- Block Paved Driveway Parking
- Partitioned Garage With Integral Access
- Larger Than Average Rear Garden
- Quiet Cul-de-sac Location



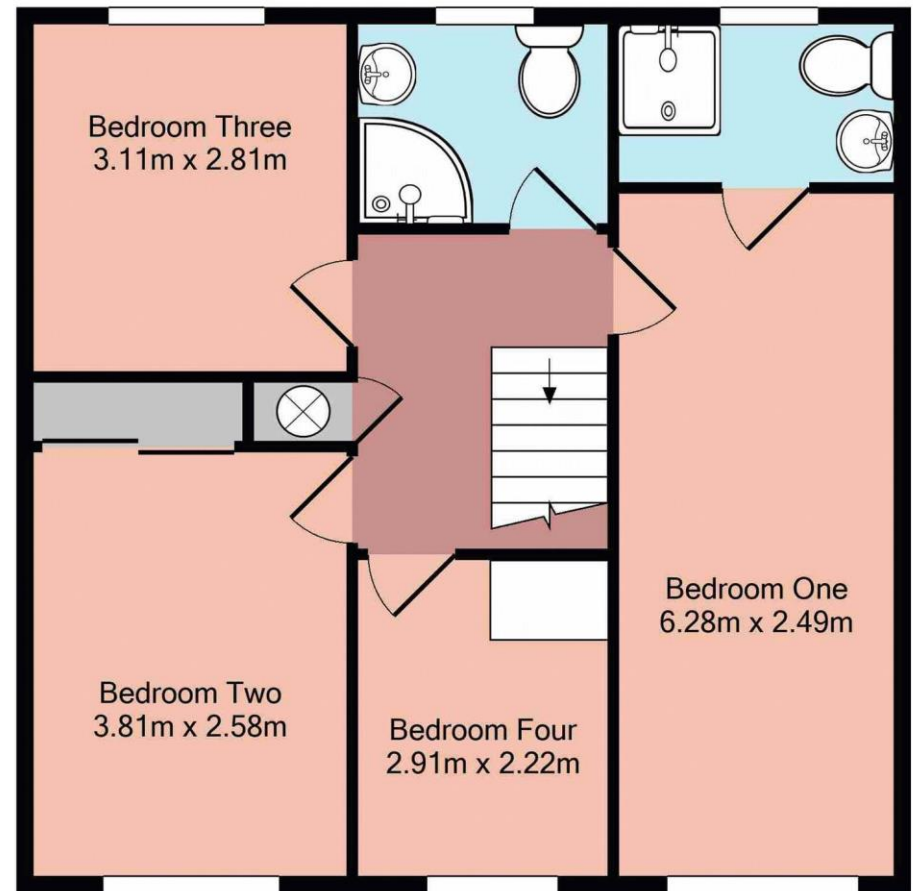
Area

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



1st Floor

Accommodation

Lounge 14' 5" x 12' 7" (4.39m x 3.83m)

Storage 8' 6" x 8' 3" (2.60m x 2.51m)

Kitchen-Diner 10' 4" x 25' 0" (3.14m x 7.62m)

Utility Room 8' 8" x 7' 7" (2.63m x 2.30m)

Downstairs W.C 5' 5" x 2' 9" (1.65m x 0.83m)

Bedroom One 19' 9" x 8' 2" (6.02m x 2.49m)

En-suite 4' 11" x 8' 7" (1.50m x 2.62m)

Bedroom Two 12' 6" x 8' 6" (3.81m x 2.58m)

Bedroom Three 10' 2" x 9' 3" (3.11m x 2.81m)

Bedroom Four 9' 7" x 7' 3" (2.91m x 2.22m)

Shower Room 6' 0" x 6' 6" (1.84m x 1.98m)





Directions

1) From our office head east on Salisbury Road/A36. 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn right onto Hazel Farm Road. 5) Turn right onto Magpie Drive. 6) Turn right again into Plover Road.

Distances

Motorway: 2.1 miles
 Southampton Airport: 10.8 miles
 Southampton City Centre: 5.3 miles
 New Forest Park Boundary: 0.7 miles
 Train Stations
 Ashurst: 2.9 miles
 Totton: 1.5 miles

Information

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

Energy Performance

4/6/22, 11:21 AM

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON SC40 8	Energy rating C	Valid until: 5 April 2032 Certificate number:
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Property type: Detached house

Total floor area: 114 square metres

Rules on letting this property

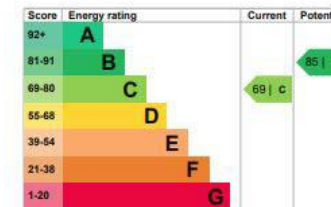
Properties can be rented if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

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



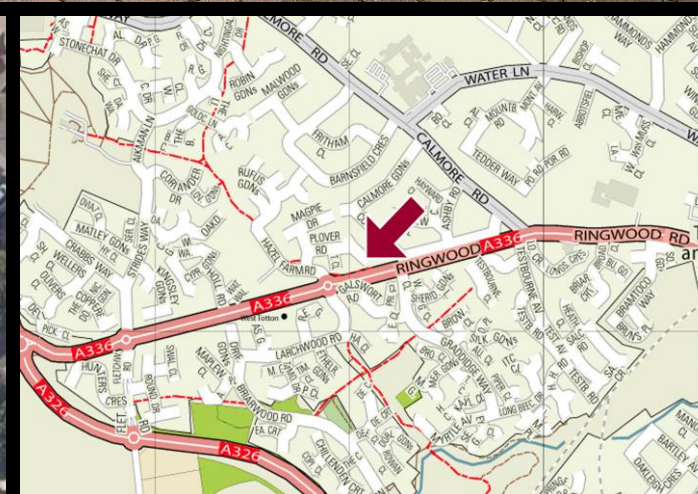
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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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Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

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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