



West Totton  
£515,000

**brantons**







## Property

Situated in a highly regarded cul-de-sac within West Totton, Brantons Independent Estate Agents are delighted to offer for sale this extended detached family home.

The ground floor accommodation is comprised of a lounge with feature fireplace, conservatory and a kitchen-diner with French doors and high specification units, appliances and quartz work surfaces. From the hallway there is a W.C and a useful family room that could be used as a study or ground floor bedroom.

The first floor layout consists of four bedrooms with the master benefitting from an en-suite shower room and built in wardrobes, and from the landing, there is a modern family bathroom. The front of the property provides block paved driveway parking for several vehicles and leads to a garage with 'up and over' door. At the rear is a garden that is surprisingly large for a property of this nature.

The garden is mainly laid to lawn with an expansive patio seating area and due to its south Westerly aspect; it is ideal for entertaining during the summer months.

In our opinion this property is presented in the highest standard of decorative order throughout, thus allowing any potential purchaser the ability to move straight in. Brantons are sure that because of the location and versatile accommodation offer, early viewing will be necessary.

## Features

- Extended Detached Family Home
- Four Bedrooms
- Lounge With Feature Fireplace
- Kitchen-Diner With French Doors
- Family Room-Study
- Downstairs W.C & Family Bathroom
- En-suite Shower Room To Master
- Ample Driveway Parking & Garage
- Larger Than Average Rear Garden
- Sought After Cul-de-sac Location

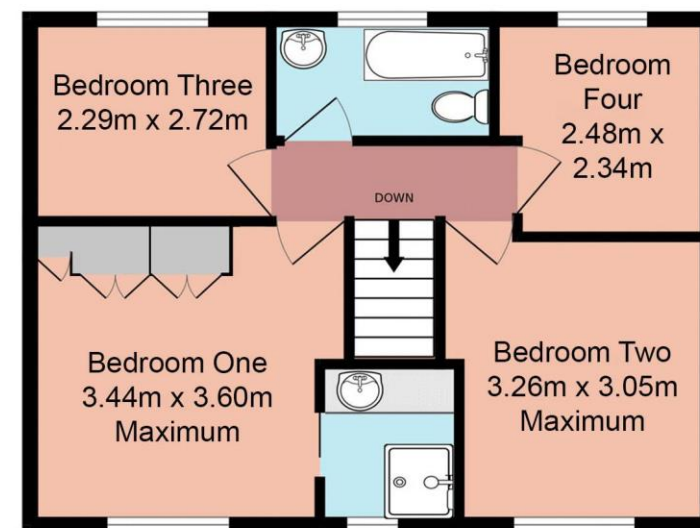
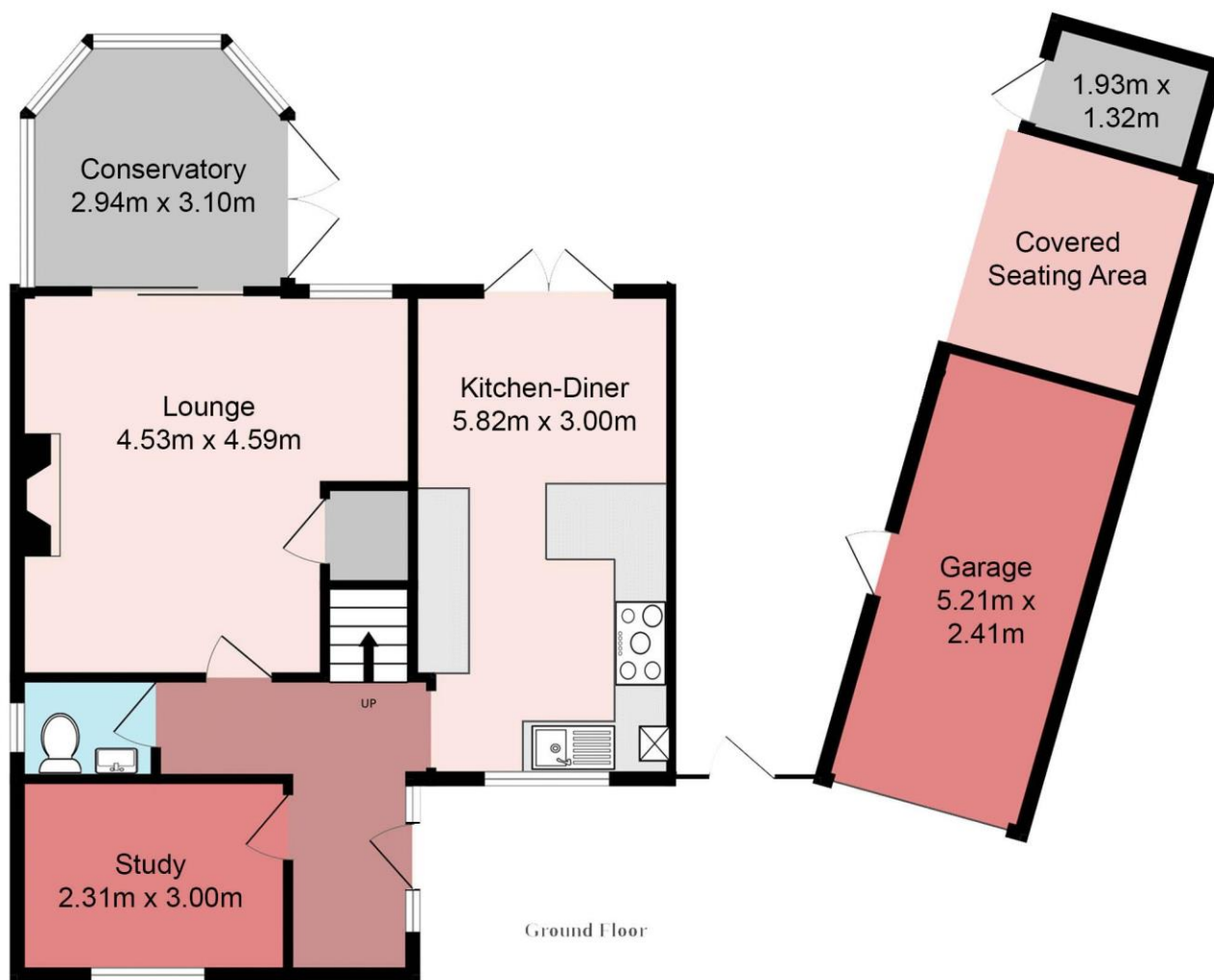


## Area

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.







## Accommodation

**Lounge** 14' 10" x 15' 1" (4.53m x 4.59m)

**Conservatory** 9' 8" x 10' 2" (2.94m x 3.10m)

**Kitchen-Diner** 19' 1" x 9' 10" (5.82m x 3.00m)

**Study** 7' 7" x 9' 10" (2.31m x 3.00m)

**Downstairs W.C** 3' 11" x 5' 3" (1.20m x 1.61m)

**Bedroom One** 11' 3" x 11' 10" (3.44m x 3.60m) Plus Wardrobes

**En-suite** 6' 2" x 5' 1" (1.87m x 1.54m)

**Bedroom Two** 10' 8" x 10' 0" (3.26m x 3.05m) Maximum

**Bedroom Three** 7' 6" x 8' 11" (2.29m x 2.72m)

**Bedroom Four** 8' 2" x 7' 8" (2.48m x 2.34m)

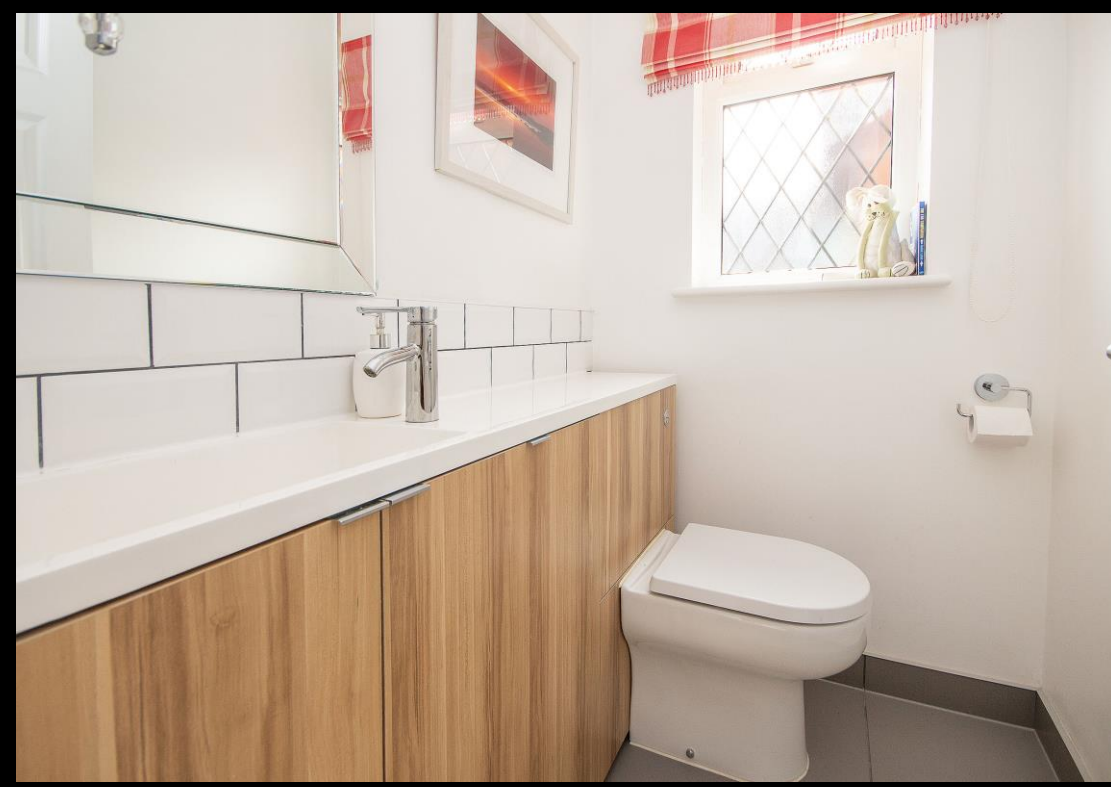
**Bathroom** 4' 6" x 8' 3" (1.38m x 2.51m)

**Garage** 17' 3" x 7' 11" (5.27m x 2.41m)

**Outdoor Storage Shed** 6' 4" x 4' 4" (1.93m x 1.32m)









## 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:** E  
**Tenure Type:** Freehold  
**School Catchments**  
**Infant:** Hazel Wood  
**Junior:** Abbotswood  
**Senior:** Hounsdown/ 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.

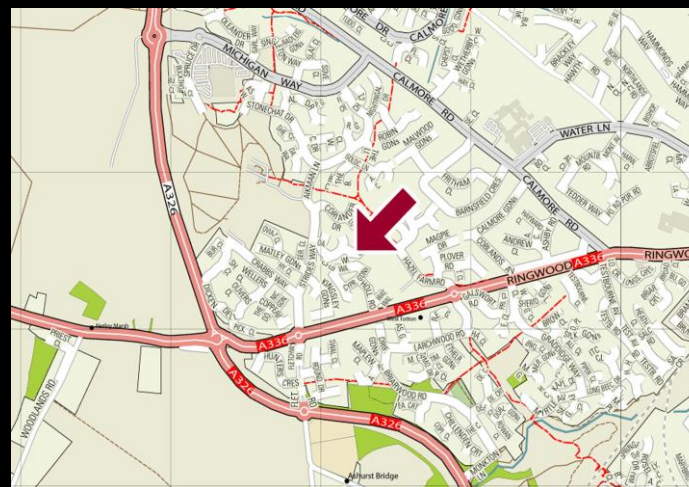
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-\(meps\)](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.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

EPC PENDING







[www.brantons.co.uk](http://www.brantons.co.uk)

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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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