



West Totton
£575,000

brantons



Property

Brantons Independent Estate Agents present to the market this imposing detached family home situated in a desirable cul-de-sac location within the residential area of West Totton.

The ground floor layout is comprised of a spacious lounge with bay window and log burning stove. There is a useful family room that could be used as an office or home workspace. From the hallway is a W.C and an impressive open-plan kitchen-dining area with a range of 'shaker style' units and solid wooden worksurfaces.

The first floor accommodation consists of five bedrooms with both bedrooms one and two featuring modern en-suite shower rooms. From the landing is a contemporary family bathroom. The front of the property provides ample block paved driveway parking that leads to a garage with integral access and electric roller door.

At the rear is an enclosed garden that is laid to lawn with both patio and decked seating areas. The property is situated in a desirable cul-de-sac location and is within walking distance of local amenities including shops, schools and transport links. To fully appreciate the location and versatile accommodation on offer an early internal inspection is a must.

Features

- Substantial Detached Family Home
- Five Bedrooms With Two En-suite Shower rooms
- Lounge With Bay Window & Log Burning Stove
- Shaker Style Kitchen With Open-Plan Dining Area
- Family Room Or Home Study-Workspace
- Downstairs W.C & Family Bathroom
- Garage With Integral Access & Electric Roller Door
- Ample Block Paved Driveway Parking
- Enclosed Rear Garden With Patio Seating Area
- Highly Desirable Cul-de-sac Location Close To Amenities

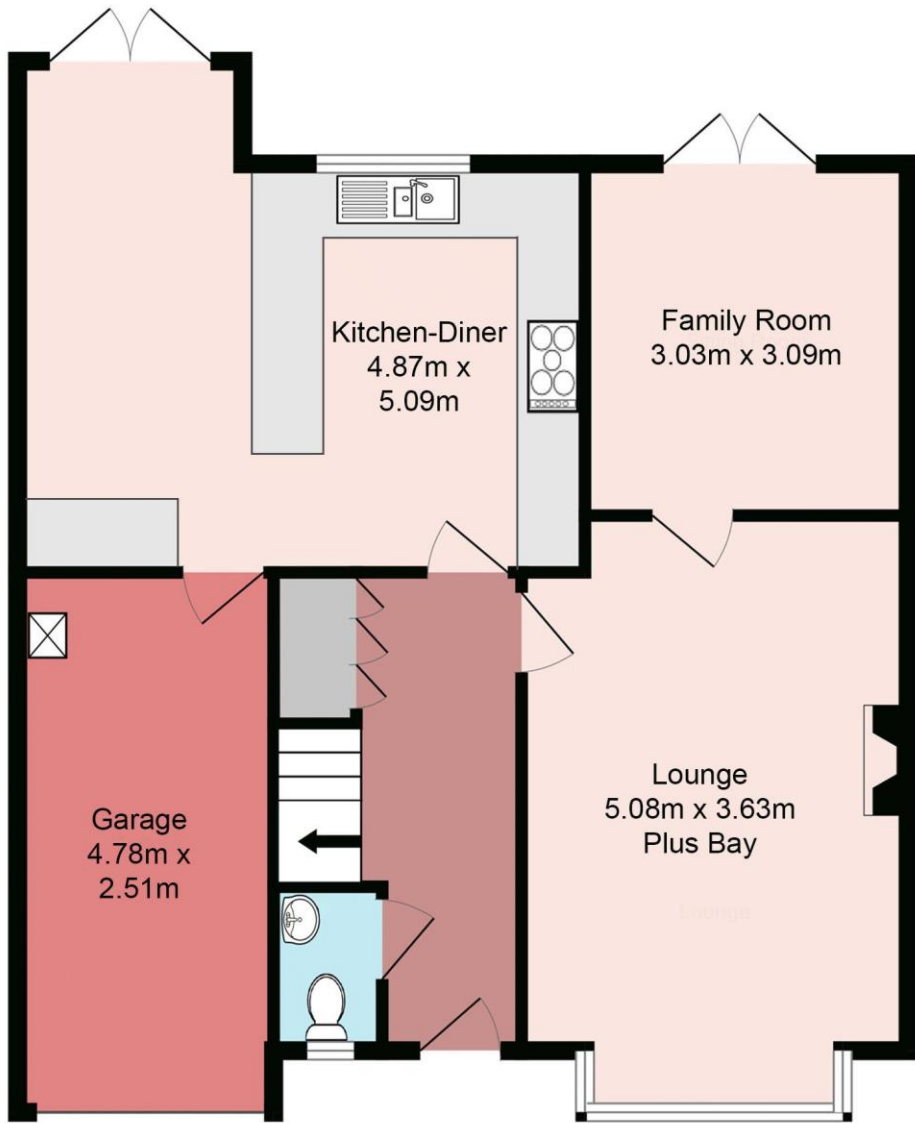


Area

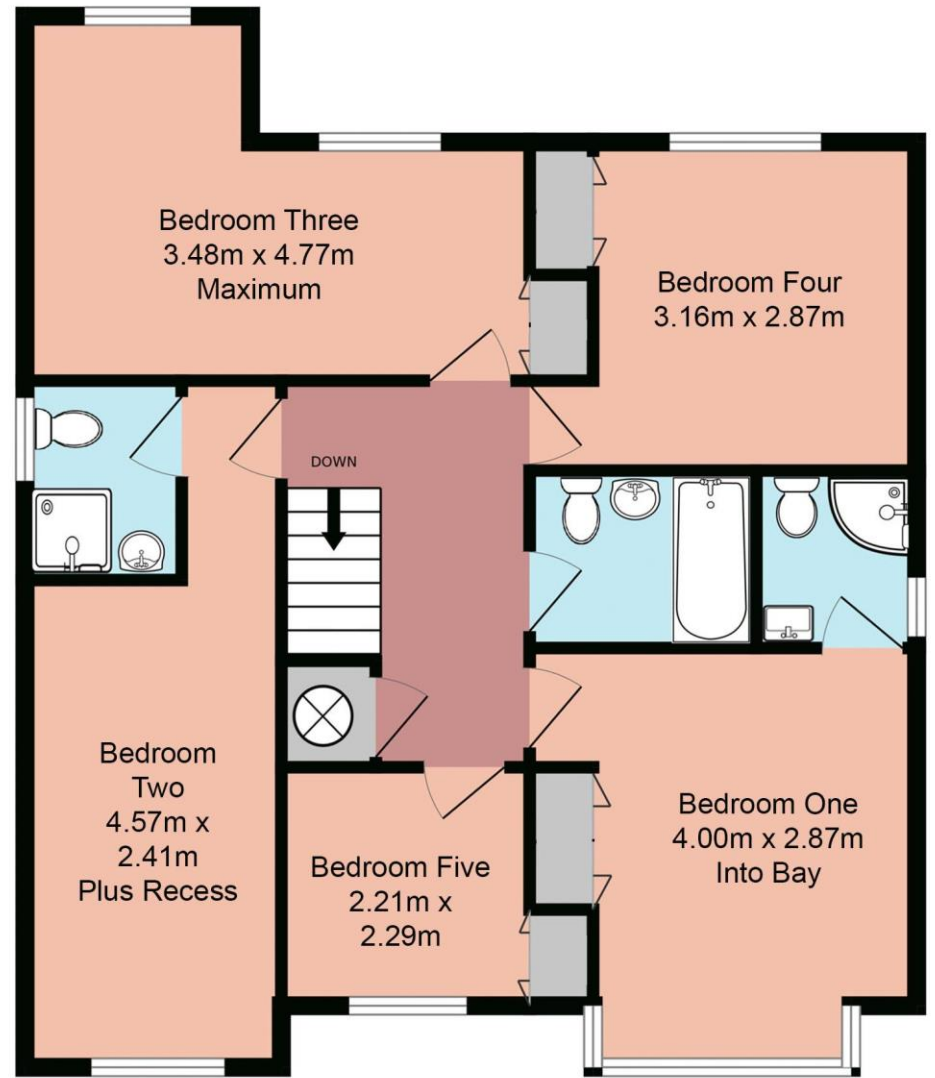
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of 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 16' 8" x 11' 11" (5.08m x 3.63m) Plus Bay

Family Room 9' 11" x 10' 2" (3.03m x 3.09m)

Kitchen-Diner 16' 0" x 16' 8" (4.87m x 5.09m) Maximum

Downstairs W.C 5' 1" x 3' 4" (1.56m x 1.01m)

Bedroom One 13' 1" x 9' 5" (4.00m x 2.87m) Into Bay

Bedroom One En-suite 5' 5" x 4' 11" (1.65m x 1.51m)

Bedroom Two 15' 0" x 7' 11" (4.57m x 2.41m) Plus Recess

Bedroom Two En-suite 5' 5" x 4' 9" (1.66m x 1.45m)

Bedroom Three 11' 5" x 15' 8" (3.48m x 4.77m) Maximum

Bedroom Four 10' 4" x 9' 5" (3.16m x 2.87m)

Bedroom Five 7' 3" x 7' 6" (2.21m x 2.29m)

Bathroom 6' 11" x 5' 6" (2.10m x 1.67m)

Garage 15' 8" x 8' 3" (4.78m x 2.51m)





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 third right onto Coriander Drive.

Distances

Motorway: 2.5 miles
Southampton Airport: 10.6 miles
Southampton City Centre: 6.6 miles
New Forest Park Boundary: 0.5 miles
Train Stations
Ashurst: 3.1 miles
Totton: 1.9 miles

Information

Local Authority: New Forest District Council
Council Tax Band: F
Tenure Type: Freehold
School Catchments
Infant: Hazel Wood
Junior: Abbotswood
Senior: Hounslow / Testwood

Energy Performance

9/2/24, 11:25 AM

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

Energy performance certificate (EPC)

Coriander Drive Totton SOUTHAMPTON SO40 8	Energy rating C	Valid until: 13 July 2032 Certificate number:
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Property type	Detached house
Total floor area	125 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 energy rating is C. It has the potential to be B.

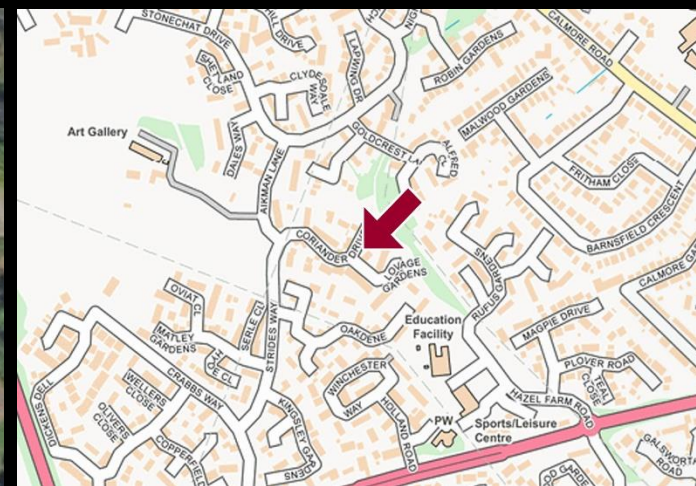
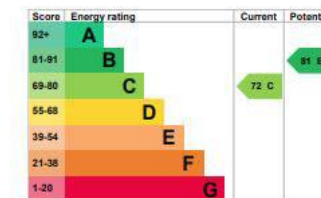
[See how to improve this property's energy efficiency.](#)

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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