



2 Old Rectory Court, Eling Hill, Totton, SO40 9HF  
£474,950

**brantons**







## Property

Brantons Independent Estate Agents proudly present to the market an exciting opportunity to purchase this spacious ground floor apartment within a historical Grade II listed property. This magnificent Georgian residence was constructed circa 1795 and offers an abundance of charm and character; as well as a real sense of elegance and grandeur.

This property is one of two with its own private entrance as well as the grand master entrance. The internal accommodation consists of a spacious lounge-diner with impressive 12ft high ceiling, feature fireplace, and bay window. There is a contemporary kitchen-breakfast room with integrated appliances. From the hall there are three double bedrooms with the master being a particularly impressive size and benefits from a large walk in wardrobe. Bedroom two has access to a large loft space with plenty of storage. Furthermore, there is a spacious family bathroom, and a separate wet room.

The garden approaches an acre and is well maintained with beautiful lawns, and an array of established plants, shrubs and trees. The garden also has private access on to Goatee beach. There is an ample amount of off road parking available, and the private use of a larger than average garage. This property provides a way of living that is secluded and peaceful, yet retains easy access to local amenities including shops, and transport links. This special opportunity seldom comes around and as result, we urge anyone interested to contact Brantons at the earliest moment to organise a viewing.

The property benefits from the remainder of a 999 year lease which also includes a quarter share of the entire freehold. There is a service charge which is 250 pounds per calendar month. The service charge includes garden maintenance, window cleaning, communal area repairs and cleaning. It also includes electricity to the communal areas and buildings insurance payments.

## Features

- Character Georgian Property Built c.1795
- Ground Floor (Fully Accessible)
- Three Double Bedrooms
- Lounge With Feature Fireplace & Impressive 12ft High Ceiling
- Luxury Kitchen-Diner
- Sizable Family Bathroom
- Separate Wet Room
- Off Road Car Parking & Large Garage
- Established Garden With Direct Access to Goatee Beach
- Highly Sought After Location on Eling Hill

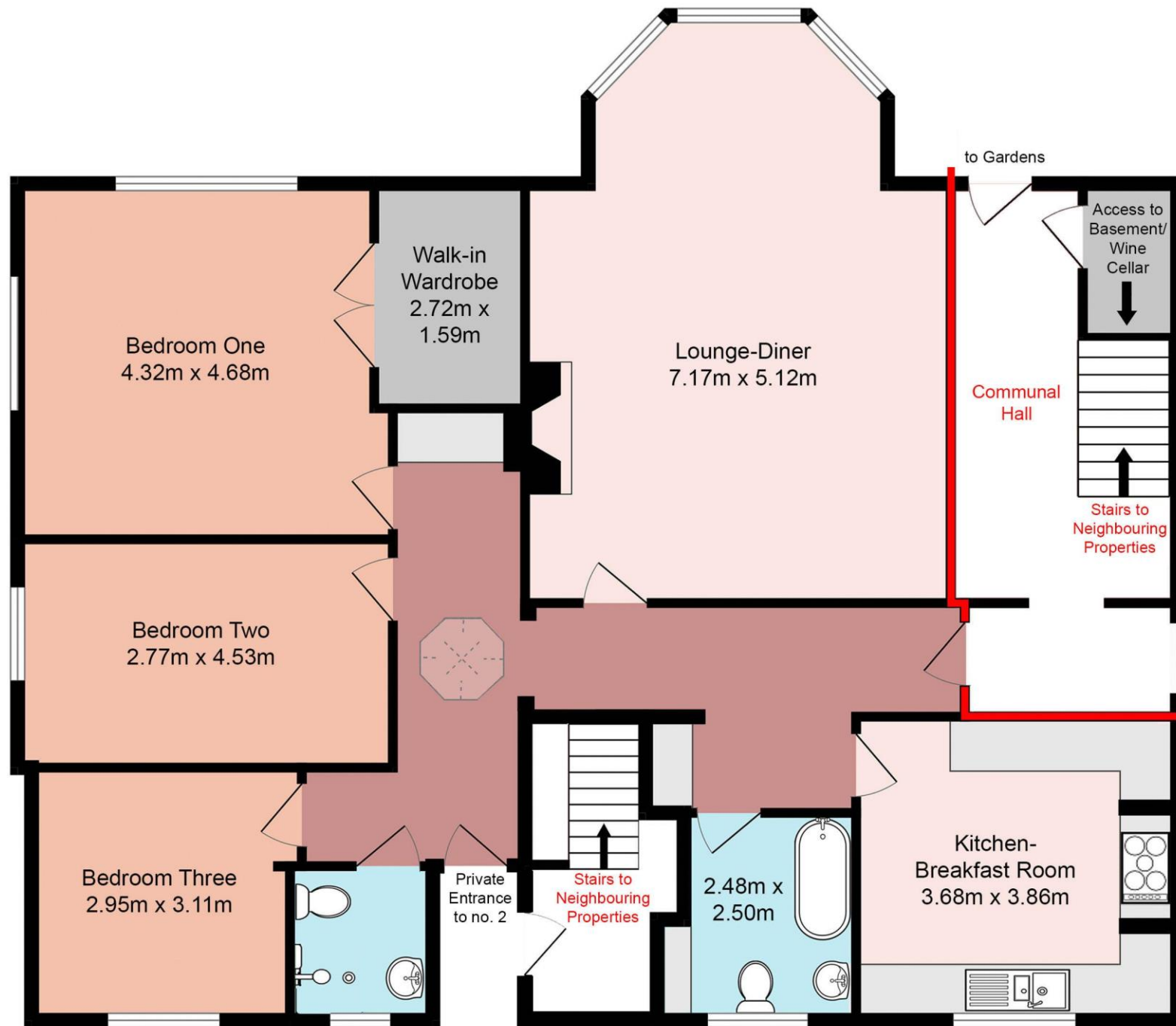


## Area

The picturesque village of Eling boasts a vast array of historic appeal including Eling Tide Mill. This is open to the public and has been grinding wheat grain into flour since the 11th Century; and is still milling to this day. On Eling Hill you will find St Mary's church which dates back to the Norman times boasting Saxon foundations. Many parts of the Norman church are still visible but restoration work carried out between 1863 and 1865 now covers much of the older building.

Locals and dog walkers alike enjoy several scenic walks around Eling Creek and Goatee beach. The latter is a popular recreation and picnic spot in the summer. Eling Creek features lovely views of sailing vessels as it is home to the local Yacht Club. There are two pubs in the area to choose from as well as a traditional English Tea Room which shares the same building as the Totton & Eling Heritage Centre. Eling offers excellent transport links with easy access to Totton train station (including mainline services to London Waterloo), motorways, Southampton City centre and the New Forest National Park. The area also falls also within the highly regarded Foxhills and Hounsdown catchments.





Ground Floor



## Accommodation

**Lounge-Diner** 23' 6" x 16' 10" (7.17m x 5.12m) Into Bay

**Kitchen** 12' 1" x 12' 8" (3.68m x 3.86m)

**Bathroom** 8' 2" x 8' 2" (2.48m x 2.50m)

**Wet Room** 6' 0" x 5' 1" (1.83m x 1.55m)

**Bedroom One** 14' 2" x 15' 4" (4.32m x 4.68m)

**Walk in Wardrobe** 8' 11" x 5' 3" (2.72m x 1.59m)

**Bedroom Two** 9' 1" x 14' 10" (2.77m x 4.53m)

**Bedroom Three** 9' 8" x 10' 2" (2.95m x 3.11m)

**Garage** 17' 10" x 14' 9" (5.43m x 4.50m)









## Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the first exit onto the A326. At the traffic lights turn left onto Jacobs Gutter Lane. Take the next left continuing on Jacobs Gutter Lane and proceed straight ahead onto Eling Hill. The property will be found on the right hand side.

## Distances

Motorway: 1.9 miles

Southampton Airport: 8.8 miles

Southampton City Centre: 4.7 miles

New Forest Park Boundary: 1.9 miles

Train Stations

Ashurst: 3.4 miles

Totton: 0.9 miles

## Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Share of Freehold

School Catchments

Infant: Eling

Junior: Foxhills

Senior: Hounsdown

## Energy Performance

### Energy performance certificate (EPC)

Old Rectory Court Eling Hill SOUTHAMPTON SO40 9	Energy rating <b>D</b>	Valid until: 21 June 2034
		Certificate number:
Property type	Ground-floor flat	
Total floor area	115 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 D. It has the potential to be C.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		

