



Little Testwood Farm House, Salisbury Road, Calmore, SO40 2RW
Guide Price £1,000,000

brantons



Property

Brantons Independent Estate Agents are pleased to present an exciting opportunity to purchase this substantial detached character property set on approximately one acre of land.

The versatile accommodation is set over three storeys including the loft areas and extends to over 4000 square feet in total. Internally, the room sizes are very generous with many character features throughout.

The established plot was previously a formal garden with large patio seating and a timber summer house. The garden will now require extensive clearance and landscaping. There is also substantial brick built outbuilding that could offer a multitude of other uses.

AGENTS NOTE: Due to its size and location, we believe the property offers great potential for commercial or residential development opportunities. Interested parties will need to conduct their own research and investigate the viability of prospective plans via the local planning authorities. Viewings of the property or the plot itself are strictly by appointment only and should be arranged via Brantons Estate Agents.

For more information please contact the office on 02380 875 020.

Features

- *No Forward Chain Offered*
- Substantial Detached Character Property
- Imposing Size Rooms Over Three Floors
- Over 4000 sq/ ft of Versatile Accommodation
- Substantial Brick-Built Outbuilding
- Established Plot Approximately One Acre
- Excellent Transport Links & Local Amenities
- Conversion To Commercial/Business Use (Subject To Planning Consents)
- Residential Development Opportunity (Subject To Planning Consents)

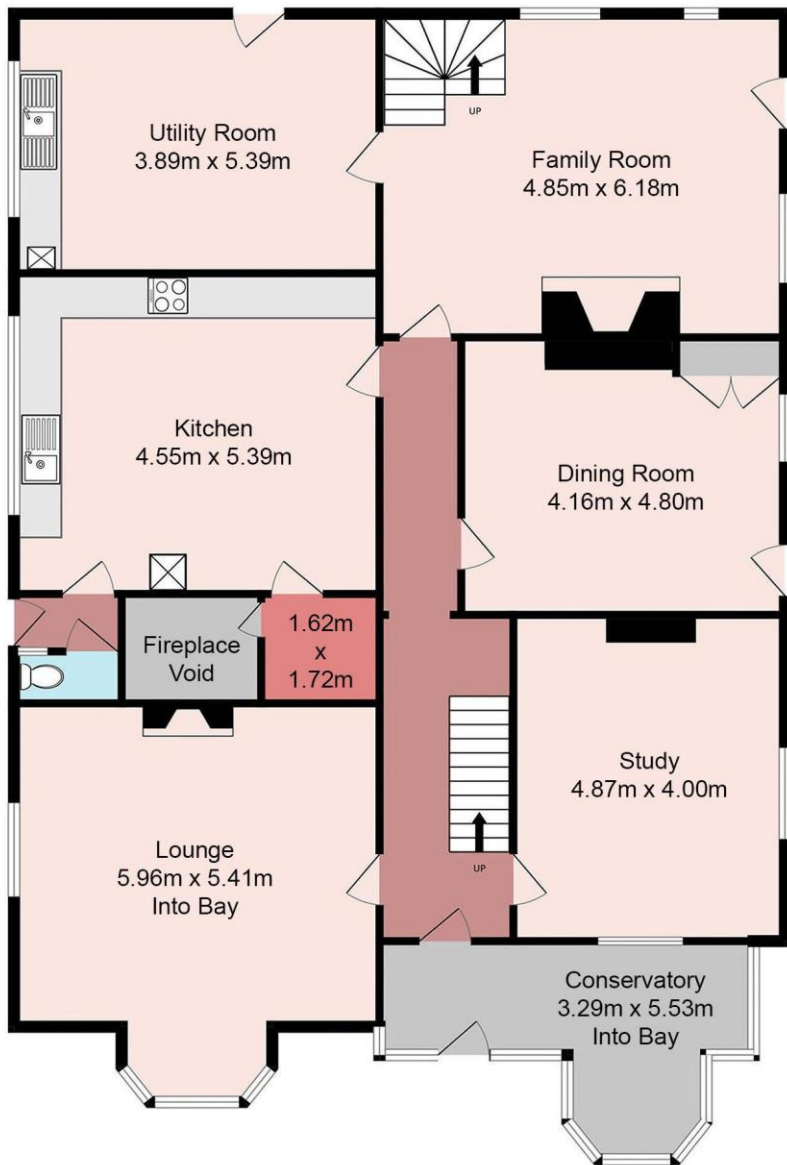


Area

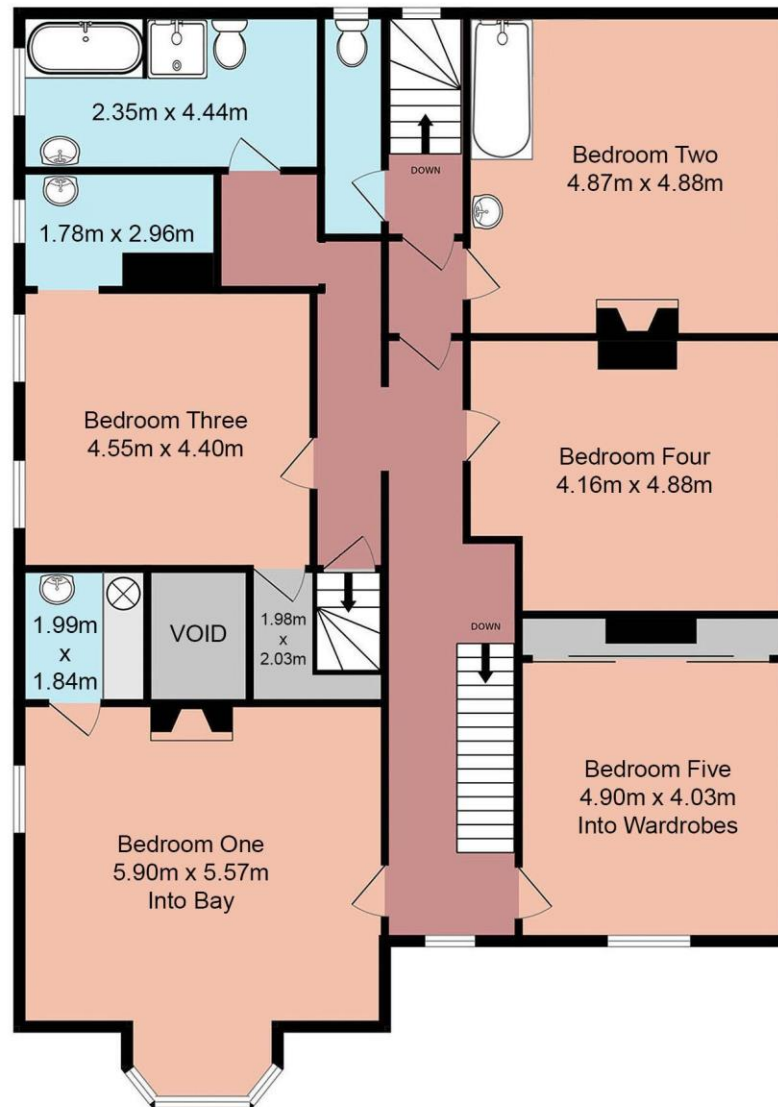
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.

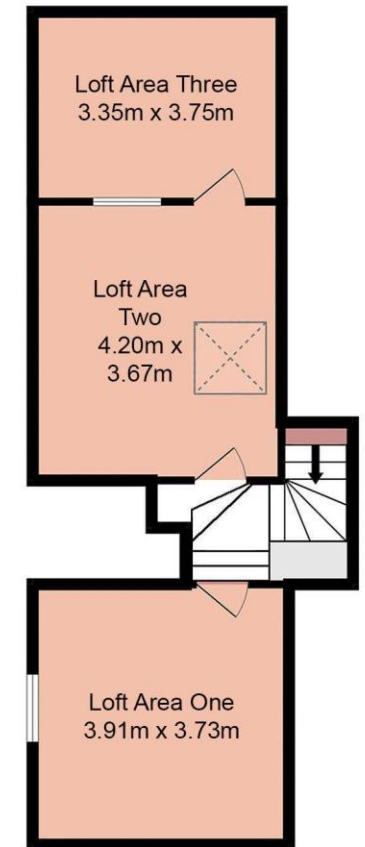




Ground Floor
176.5 sq.m. approx.



1st Floor
164.6 sq.m. approx.



2nd Floor
45.8 sq.m. approx.

Accommodation

Lounge 19' 7" x 17' 9" (5.96m x 5.41m) Into Bay

Kitchen 14' 11" x 17' 8" (4.55m x 5.39m)

Larder 5' 4" x 5' 8" (1.62m x 1.72m)

Utility Room 12' 9" x 17' 8" (3.89m x 5.39m)

Family Room 15' 11" x 20' 3" (4.85m x 6.18m)

Dining Room 13' 8" x 15' 9" (4.16m x 4.80m)

Study 16' 0" x 13' 1" (4.87m x 4.00m)

Downstairs W.C 2' 6" x 4' 7" (0.77m x 1.40m)

Conservatory 10' 10" x 18' 2" (3.29m x 5.53m)

Bedroom One 19' 4" x 18' 3" (5.90m x 5.57m)

Bedroom One En-suite 6' 6" x 6' 0" (1.99m x 1.84m)

Bedroom Two 16' 0" x 16' 0" (4.87m x 4.88m)

Bedroom Three 14' 11" x 14' 5" (4.55m x 4.40m)

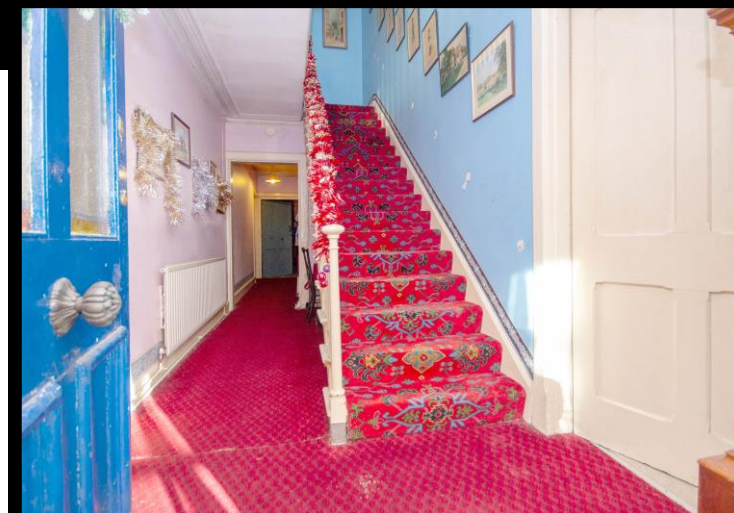
Bedroom Three En-suite 5' 10" x 9' 9" (1.78m x 2.96m)

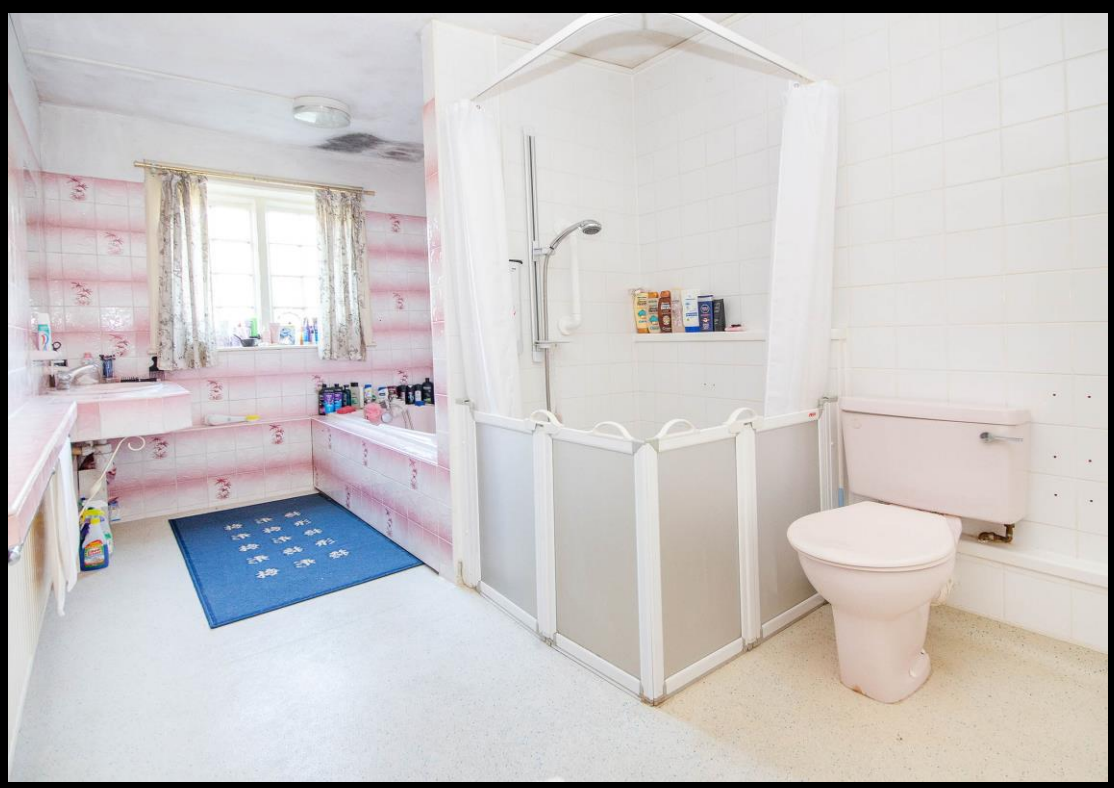
Bedroom Four 13' 8" x 16' 0" (4.16m x 4.88m)

Bedroom Five 16' 1" x 13' 3" (4.90m x 4.03m) Into Wardrobes

Bathroom 7' 9" x 14' 7" (2.35m x 4.44m)

Landing W.C 11' 1" x 3' 0" (3.37m x 0.92m)





Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the second exit continuing forwards. 3) The property will be found on the right hand side.

Distances

Motorway: 1.3 miles
Southampton Airport: 9.3 miles
Southampton City Centre: 5.5 miles
New Forest Park Boundary: 1.2 miles
Train Stations
Ashurst: 5.6 miles
Totton: 1.8 miles

Information

Local Authority: New Forest District Council
Council Tax Band: F
Tenure Type: Freehold
School Catchments
Infant: Oakfield
Junior: Oakfield
Senior: Testwood

Energy Performance

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

Energy performance certificate (EPC)

| | |
|-----------------------|--------------------|
| Tolton 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

