



1, Deerhurst Close, Totton, SO40 8WQ

£575,000

**brantons**



## Property

An exciting opportunity arises to purchase this imposing detached family home situated in a desirable residential road within West Totton. The ground floor layout begins with an entrance hall that leads to; a spacious lounge with bay window and sliding patio door, a dining room with French doors, and a kitchen with separate utility area. From the hall there is also a W.C.

The first floor accommodation consists of four bedrooms with bedroom one boasting the use of an en-suite shower room and dressing area. From the landing there is also a family bathroom. The generous frontage provides driveway parking for several vehicles that leads to an extended detached double garage with two 'up and over' doors. Internally, the garage features a workshop area, and utility room with sink. At the rear of the property is a larger than average garden that offers a good degree of privacy and seclusion and is mainly laid to lawn with a patio seating area.

Furthermore, there are double vehicular gates to the side of the property allowing for plenty of access to store a caravan, boat or motorhome (subject to size). We believe this house presents a tremendous opportunity for a purchaser to create an impressive family home in their own vision.

Properties of this nature rarely stay on the market for long and Brantons expect this to be no exception. No forward chain is offered and as a result of this, we highly advise arranging a viewing at the earliest opportunity to avoid any later disappointment.

## Features

- \*No Forward Chain Offered\*
- Substantial Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Downstairs W.C & Family Bathroom
- En-suite Shower Room
- Larger Than Average Double Garage
- Ample Driveway Parking & Additional Gated Parking
- Generous Private Rear Garden

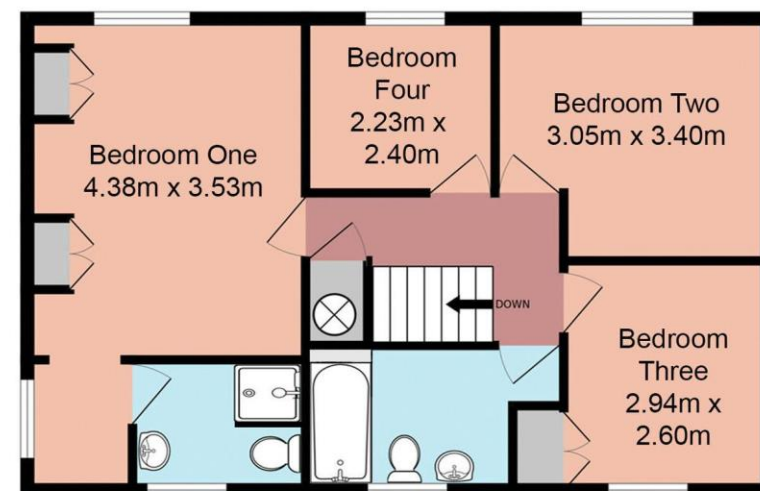


## Area

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** 19' 10" x 11' 4" (6.04m x 3.46m)

**Dining Room** 10' 2" x 9' 10" (3.11m x 3.00m)

**Kitchen** 8' 11" x 14' 2" (2.73m x 4.31m) Maximum

**Utility Room** 5' 5" x 5' 9" (1.65m x 1.76m)

**Downstairs W.C** 5' 5" x 6' 8" (1.65m x 2.02m) Maximum

**Bedroom One** 14' 4" x 11' 7" (4.38m x 3.53m)

**Dressing Area** 5' 3" x 4' 4" (1.60m x 1.32m)

**En-suite** 5' 3" x 6' 11" (1.60m x 2.11m)

**Bedroom Two** 10' 0" x 11' 2" (3.05m x 3.40m)

**Bedroom Three** 9' 8" x 8' 6" (2.94m x 2.60m)

**Bedroom Four** 7' 4" x 7' 10" (2.23m x 2.40m)

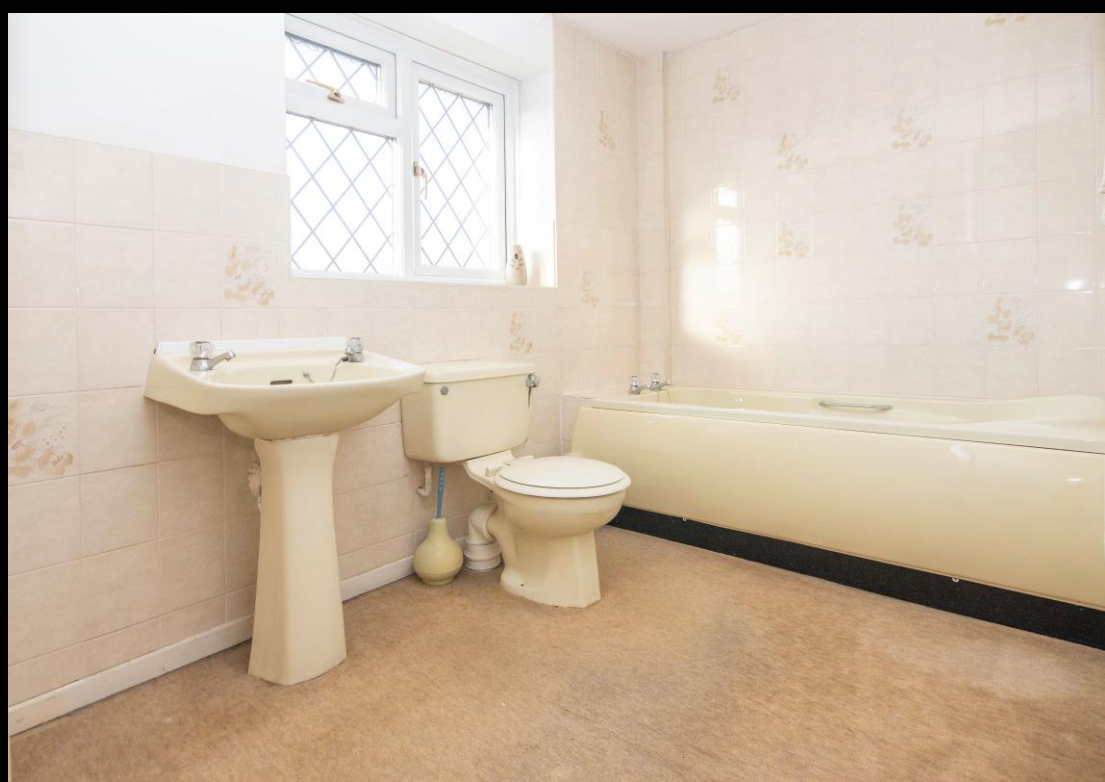
**Bathroom** 6' 0" x 8' 7" (1.82m x 2.62m)

**Garage** 21' 8" x 16' 10" (6.61m x 5.14m)

**Workshop** 8' 1" x 10' 10" (2.46m x 3.29m) Maximum

**Garage Utility Room** 13' 3" x 6' 10" (4.05m x 2.08m)





## 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 left onto Larchwood Road.
- 5) Take the fourth left into Briarwood Road.
- 6) Take the first left into Deerhurst Close.

## Distances

Motorway: 3.1 miles  
Southampton Airport: 10.8 miles  
Southampton City Centre: 6.2 miles  
New Forest Park Boundary: 0.8 miles  
Train Stations  
Ashurst: 2.6 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: Foxhills  
Senior: Hounsdown

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

### 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>

