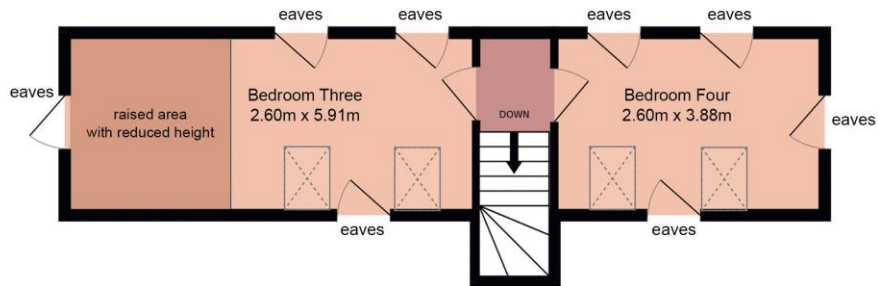




5 Old Rectory Court, Eling Hill, Totton, SO40 9HF
£400,000

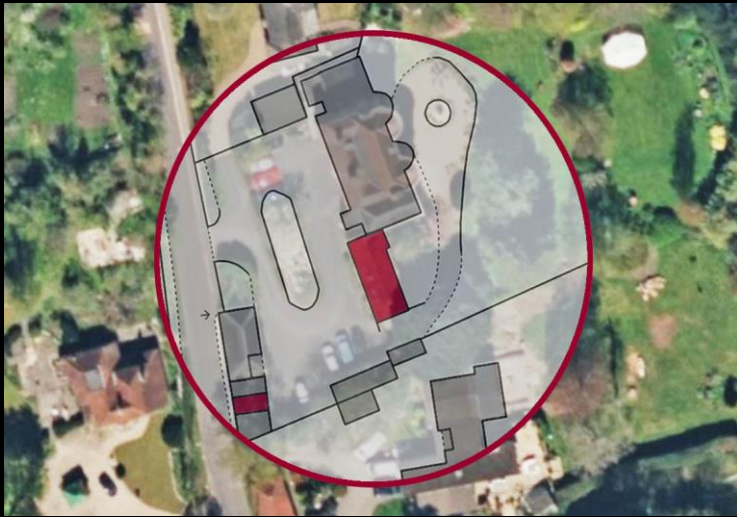
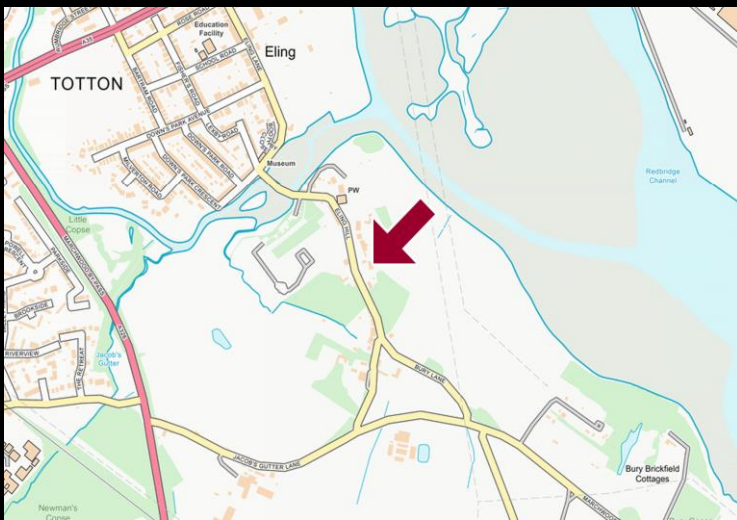
brantons



1st Floor
29.5 sq.m. approx.



Ground Floor
65.9 sq.m. approx.



Accommodation

Lounge-Diner16' 11" x 15' 2" (5.15m x 4.63m)

Bedroom Two6' 4" x 9' 8" (1.94m x 2.94m)

Bedroom One9' 5" x 10' 10" (2.87m x 3.29m)

Dressing Area6' 6" x 5' 10" (1.97m x 1.77m)

Hall9' 5" x 4' 8" (2.87m x 1.43m)

Kitchen9' 3" x 10' 10" (2.81m x 3.30m)

Bathroom4' 11" x 6' 11" (1.51m x 2.12m)

W.C2' 11" x 5' 1" (0.90m x 1.54m)

Bedroom Three8' 6" x 19' 5" (2.60m x 5.91m)

Bedroom Four8' 6" x 12' 9" (2.60m x 3.88m)

Garage18' 4" x 8' 6" (5.58m x 2.59m)

Property

Brantons Independent Estate Agents are delighted to offer for sale the charming link-detached bungalow located within the The Old Rectory on Eling Hill. Originally built circa 1795 as an old bakery, this unique property was converted into a residential property in the 1950's. The surprisingly spacious accommodation comprises of up to four bedrooms, spacious lounge, modern kitchen, contemporary bathroom and separate W.C. Additional features of the property include resident's car parking, a garage and use of a Coach House that provides a further communal storage facility. The property benefits from the use of a communal garden that approaches an acre in size and is well maintained consisting of beautiful lawns, and a selection established plants, shrubs and trees. The location provides a secluded setting whilst offering easy access to local amenities including shops and transport links including a mainline train station. This special opportunity seldom comes around and as result, we urge anyone interested to contact Brantons at the earliest moment to organise a viewing. Agents Notes: The property is freehold but currently makes a contribution of £80 pcm to the upkeep of the communal areas.

Features

- ***NO FORWARD CHAIN***
- Character Bungalow
- Four Bedrooms
- Spacious Lounge
- Modern Kitchen

- Bathroom & W.C
- Off Road Car Parking & Garage
- Communal Coach House Storage
- Established Garden With Direct Access to Goatee Beach

Information

Local Authority: New Forest District Council

Council Tax Band:

Tenure Type: Freehold

School Catchments

Infant: Eling

Junior: Foxhills

Senior: Hounsdown

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

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 Rumbidge 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.

Energy Performance

Energy performance certificate (EPC)

Flat 5 Old Rectory Court
Eling Hill
Totton
SOUTHAMPTON
SO40 9HF

Energy rating
D

Valid until: 21 January 2030
Certificate number: 9788-3073-7299-6380-6280

Property typeSemi-detached bungalow

Total floor area108 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		63 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The Property Ombudsman

Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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.

