



94, Rufus Gardens, Totton, SO40 8TB
£475,000

brantons



Property

Brantons Independent Estate Agents are pleased to present for sale this versatile family home situated in quiet cul-de-sac location within popular residential area of West Totton.

The ground floor layout begins with an entrance porch which in turn leads to; an entrance hall with W.C, a spacious lounge, dining room, modern kitchen with dual aspect windows, and a family room with sliding patio door, and a study area that would ideally suit someone working from home or those who desire a dedicated space for their hobby.

The first floor accommodation consists of four bedrooms with the master enjoying the luxury use of built in wardrobes and en-suite facilities. From the landing there is a family bathroom. The front of the property provides two driveways with one leading to a garage and the other to a useful storage area.

To the rear of the property is an established garden which is mainly laid to lawn with patio seating area and an array of established plants, bushes and shrubs. Brantons strongly advise that booking an early viewing will be necessary to avoid any later disappointment.

Features

- Versatile Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Modern Kitchen & Dining Room
- Family Room/ Study
- Downstairs W.C
- Family Bathroom & En-suite to Master
- Dual Driveways With Garage & Additional Storage
- Established Private Rear Garden With Lawn & Patio Seating Areas
- Highly Sought After Residential Location

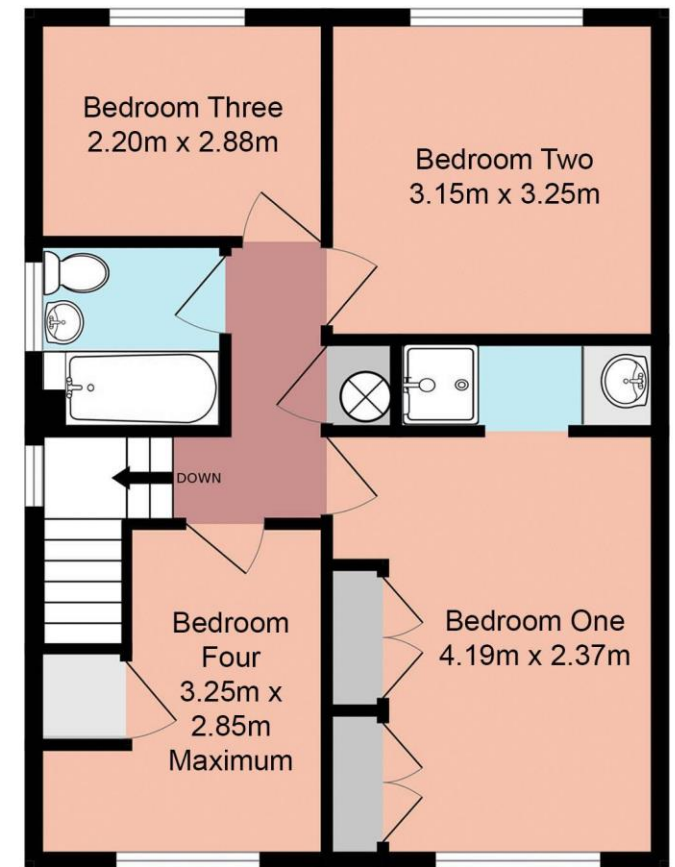
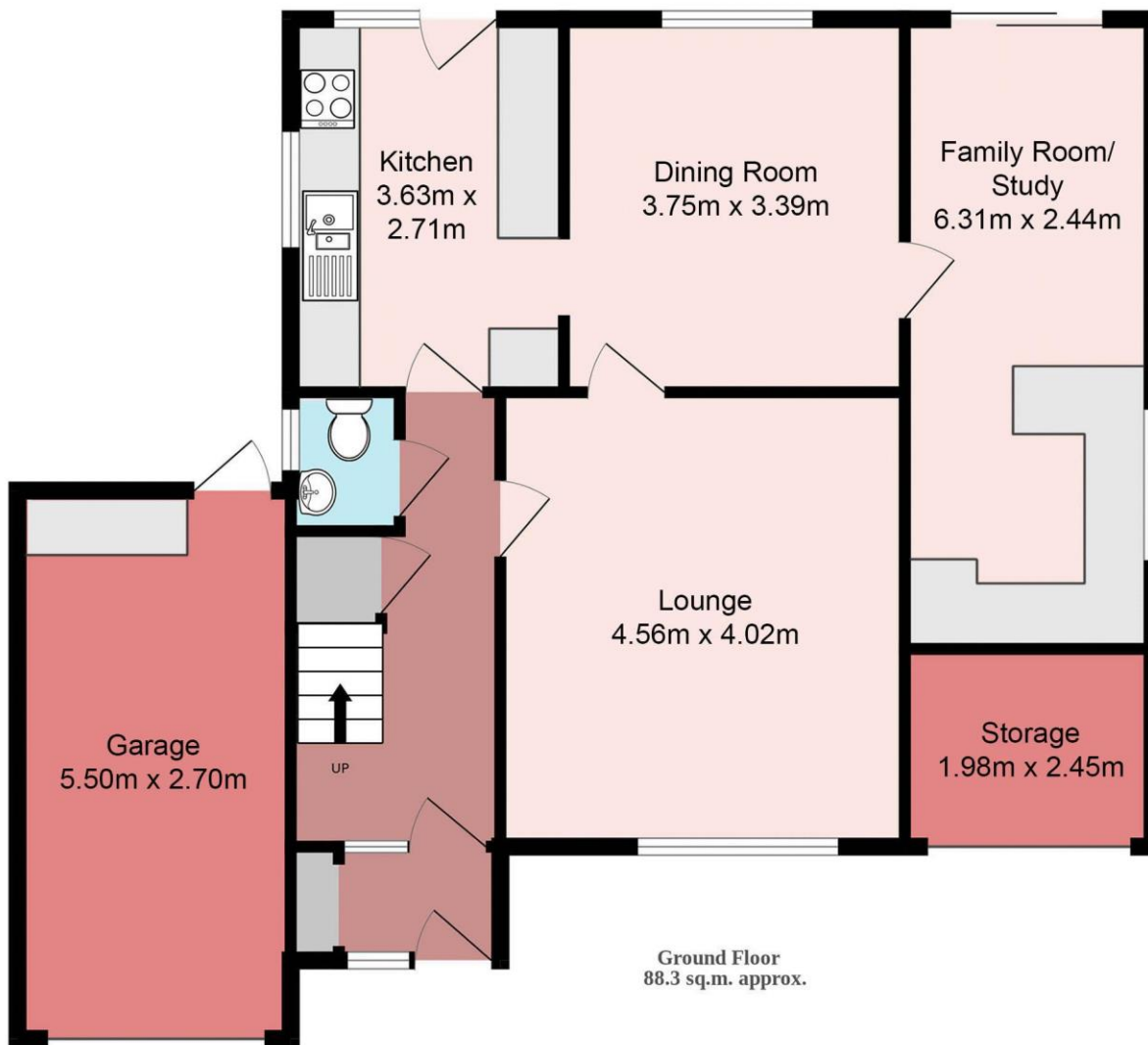


Area

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

Porch 3' 1" x 6' 2" (0.94m x 1.87m)

Lounge 15' 0" x 13' 2" (4.56m x 4.02m)

Dining Room 12' 4" x 11' 1" (3.75m x 3.39m)

Kitchen 11' 11" x 8' 11" (3.63m x 2.71m)

Hall 15' 3" x 6' 11" (4.66m x 2.10m)

Downstairs W.C 3' 11" x 4' 5" (1.20m x 1.34m)

Family Room/ Study 20' 8" x 8' 0" (6.31m x 2.44m)

Bedroom One 13' 9" x 10' 9" (4.19m x 3.27m)

En-suite 8' 5" x 2' 10" (2.57m x 0.87m)

Bedroom Two 10' 4" x 10' 8" (3.15m x 3.25m)

Bedroom Three 7' 3" x 9' 5" (2.20m x 2.88m)

Bedroom Four 10' 8" x 9' 4" (3.25m x 2.85m) Maximum

Bathroom 6' 2" x 6' 2" (1.87m x 1.88m)

Garage 18' 1" x 8' 10" (5.50m x 2.70m)

Storage 6' 6" x 8' 0" (1.98m x 2.45m)





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 right onto Hazel Farm Road. 5) Follow the road around onto Rufus Gardens.

Distances

Motorway: 2.2 miles
 Southampton Airport: 10.9 miles
 Southampton City Centre: 5.4 miles
 New Forest Park Boundary: 0.8 miles
 Train Stations
 Ashurst: 3.4 miles
 Totton: 1.6 miles

Information

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

Energy Performance

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40	Energy rating C	Valid until: 8 January 2035
		Certificate number:
Property type	Detached house	
Total floor area	123 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	95 B
55-68	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.