



Ashurst Bridge  
£570,000

**brantons**



## Property

Brantons Independent Estate Agents are proud to present an opportunity to acquire this imposing executive style family home.

The ground floor layout consists of a lounge with bay window and feature fireplace and French doors leading through to the dining room which in turn lead to the garden via French doors. There is a modern kitchen with integral appliances and a useful utility room with integral access into the garage. Furthermore there is a family room with French patio doors, and a W.C, accessed via the hallway.

The first floor accommodation is comprised of five bedrooms with the master being a particularly impressive size and benefiting from a dressing area and luxury en-suite shower room. From the landing there is also a modern family bathroom. At the rear of the property is the garden which is mainly laid to lawn with patio and decked seating areas. To the front of the property is a small front garden behind an established hedge and a block paved driveway providing ample parking and in turn leading to a double garage.

In our opinion the owners have the property presented to a high standard of decorative order throughout thus allowing any potential purchaser the ability to move straight in. The location on offer provides a quiet, cul-de-sac setting and catchment for the preferred Foxhills and Hounsdown schools. Brantons are sure that to fully appreciate the location and versatile accommodation on offer, an early viewing will be essential.

## Features

- Detached Executive Style Family Home
- Five Bedrooms
- Spacious Lounge With Bay Window & Feature Fireplace
- Modern Kitchen With Integral Appliances
- Utility Room & Downstairs W.C
- Family Bathroom & En-suite Shower Room
- Block Paved Driveway Parking & Integral Double Garage
- Enclosed Rear Garden With Decking & Patio Seating Area

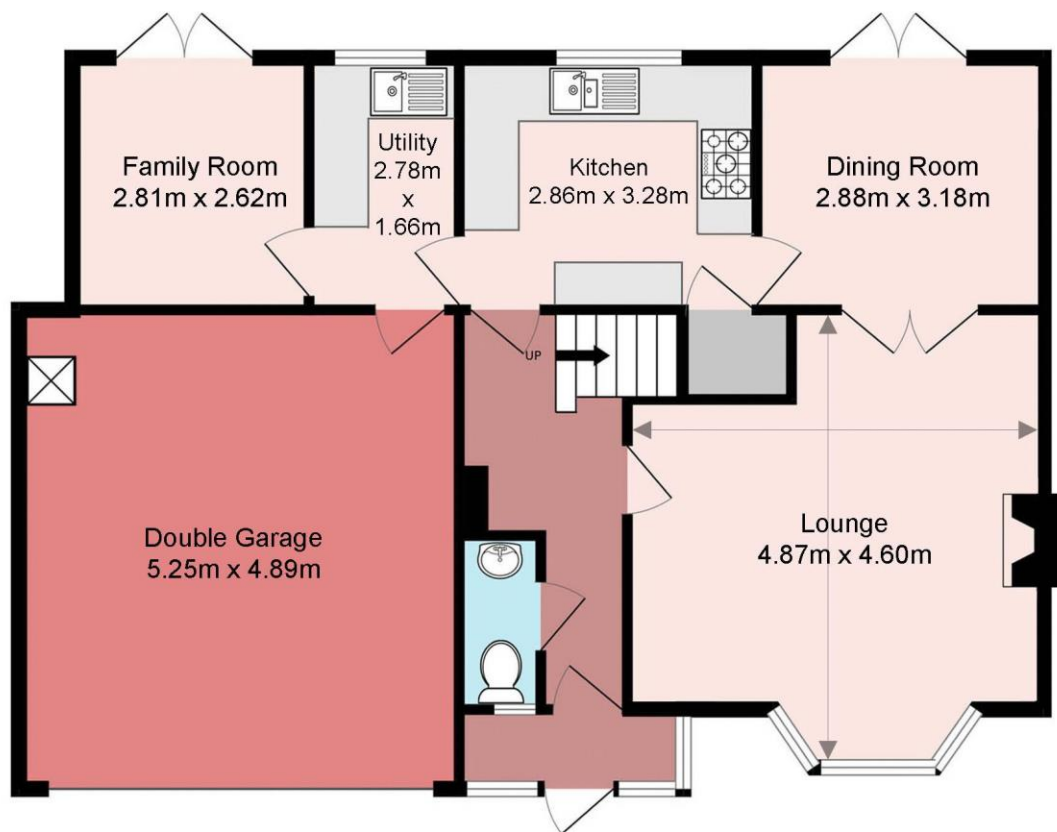


## Area

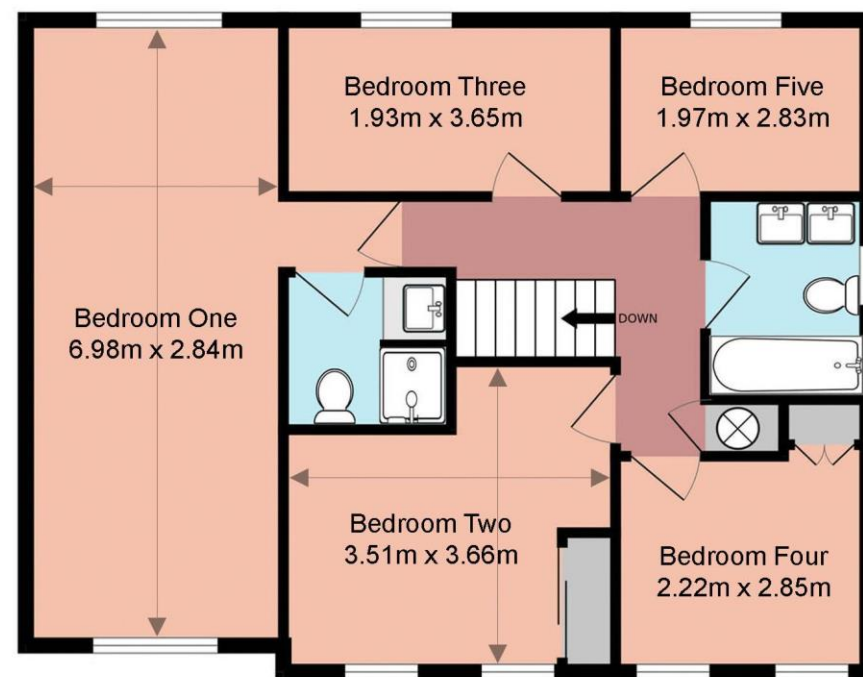
Ashurst Bridge is a residential suburb of Totton but is a community in its own right. The area retains a rural feel because of its past history and neighbouring farm land.

The housing is diverse with the majority being modern family homes but there are much older properties including some farm buildings. Ashurst Bridge offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.





Ground Floor  
95.6 sq.m. approx.



1st Floor  
66.8 sq.m. approx.

## Accommodation

**Lounge** 16' 0" x 15' 1" (4.87m x 4.60m) Into Bay

**Dining Room** 9' 5" x 10' 5" (2.88m x 3.18m)

**Kitchen** 9' 5" x 10' 9" (2.86m x 3.28m)

**Utility Room** 9' 1" x 5' 5" (2.78m x 1.66m)

**Family Room** 9' 3" x 8' 7" (2.81m x 2.62m)

**Bedroom One** 22' 11" x 9' 4" (6.98m x 2.84m)

**Bedroom Two** 11' 6" x 12' 0" (3.51m x 3.66m) Maximum

**Bedroom Three** 6' 4" x 12' 0" (1.93m x 3.65m)

**Bedroom Four** 7' 3" x 9' 4" (2.22m x 2.85m)

**Bedroom Five** 6' 6" x 9' 3" (1.97m x 2.83m)

**Bathroom** 7' 4" x 5' 10" (2.23m x 1.79m)

**En-suite** 5' 8" x 6' 0" (1.73m x 1.84m)

**Double Garage** 17' 3" x 16' 1" (5.25m x 4.89m)





## Directions

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the first left onto Cocklydown lane. At the next roundabout take the third exit onto Rockleigh Drive. Take the next right into Fairmead Way.

## Distances

Motorway: 2.5 miles  
Southampton Airport: 11.4 miles  
Southampton City Centre: 5.5 miles  
New Forest Park Boundary: 0.4 miles  
Train Stations  
Ashurst: 1.9 miles  
Totton: 1.8 miles

## Information

Local Authority: New Forest District Council  
Council Tax Band: E  
Tenure Type: Freehold  
School Catchments  
Infant: Foxhills  
Junior: Foxhills  
Senior: Hounsdown

## Energy Performance

4/18/23, 2:20 PM

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

### Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 7JH	Energy rating <b>C</b>	Valid until: 21 March 2033 Certificate number:
-----------------------------------	---------------------------	---

Property type

Detached house

Total floor area

131 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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		92   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



[www.brantons.co.uk](http://www.brantons.co.uk)

Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

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.

t: 02380 875 020

e: [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk)

