



4, Upton Lane, Nursling, SO16 0XY  
Offers in Excess of £675,000

**brantons**



## Features

- Imposing Modern Detached Family Home
- Four Bedrooms (Two with En-suite Facilities)
- Spacious Lounge with Feature Fireplace & French Doors
- Study/ Office Ideal for Those who Work from Home
- Open-Plan Kitchen-Diner with Integral Appliances & French Doors
- Large Utility Room
- Family Shower Room, Two En-suites & Downstairs W.C
- Ample Block Paved Driveway Parking Leading to Double Garage
- Landscaped 'Wrap Around' Rear Garden
- Highly Sought After Non Estate Location





## Property

Brantons Independent Estate Agents are delighted to present for sale this modern and imposing executive style family home constructed in the 1980s and being one of two individually built homes.

The property is situated in a semi rural and yet convenient area of Nursling. The ground floor layout begins with an entrance hallway with turning staircase and a W.C.

The hall in turn leads to; a spacious lounge with feature fireplace and French doors, a study which is ideal for those who work from home or want a dedicated space for their hobby, and an open plan kitchen-diner with integrated appliances and French doors. There is also a large utility room, and integral access into the garage.

The first floor accommodation consists of four double bedrooms which all benefit from fitted wardrobe furniture and the master enjoys the luxury use of a spacious four piece bathroom and from the landing there is a contemporary shower room.

A particular feature of the accommodation is the secondary staircase which leads to bedroom four, which also enjoys en-suite facilities and as such, we believe this space to be perfectly suited to a growing teenager or older relative requiring their own space.

To the rear of the property there is an established 'wrap around' garden which has been beautifully landscaped with a selection of plants, bushes, shrubs and trees.

The garden enjoys a great degree of privacy and sense of seclusion and is mainly laid to lawn with patio seating area, and fish pond. The front of the property opens onto a pleasant leafy outlook and provides driveway parking for several vehicles that leads to two 'up and over' doors into the double garage.

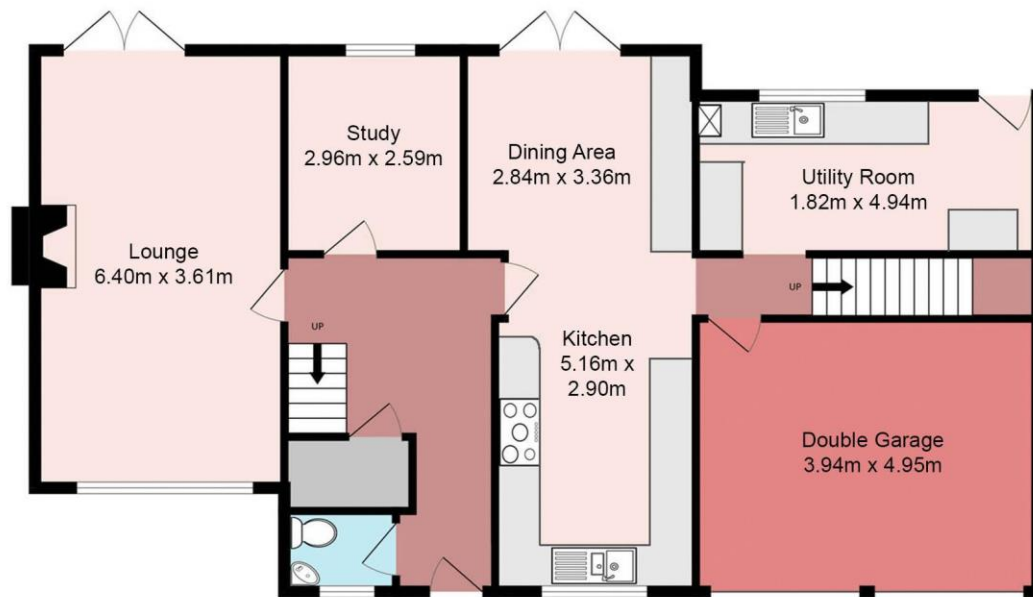


## Area

Nursling and Rownhams are sought after residential areas perfectly positioned between the thriving city of Southampton and the market abbey town of Romsey.

Comprising some 2,300 properties the traditional houses found in the original villages have been supplemented by a wide range of modern property styles to suit every buyer's needs and a monthly magazine keeps residents informed of neighbourhood news and events. Rownhams Wood is an attractive area of natural forest and is popular with dog walkers.





**Ground Floor**  
105.6 sq.m. approx.



**1st Floor**  
86.6 sq.m. approx.



## Accommodation

**Hall** 15' 7" x 9' 9" (4.76m x 2.98m) Maximum

**Lounge** 21' 0" x 11' 10" (6.40m x 3.61m)

**Office** 9' 9" x 8' 6" (2.96m x 2.59m)

**Downstairs W.C** 3' 10" x 5' 3" (1.16m x 1.60m)

**Kitchen-Diner** 16' 11" x 11' 0" (5.16m x 3.36m) Maximum

**Utility Room** 6' 0" x 16' 2" (1.82m x 4.94m)

**Bedroom One** 13' 7" x 11' 10" (4.13m x 3.60m)

**Bedroom One En-suite** 7' 1" x 11' 9" (2.15m x 3.58m)

**Bedroom Two** 10' 10" x 13' 3" (3.29m x 4.04m)

**Bedroom Three** 9' 9" x 13' 3" (2.98m x 4.05m)

**Shower Room** 9' 7" x 6' 2" (2.92m x 1.89m)

**Bedroom Four** 9' 3" x 12' 6" (2.83m x 3.82m)  
Maximum

**Bedroom Four En-suite** 2' 11" x 8' 11" (0.90m x 2.73m)

**Double Garage** 12' 11" x 16' 3" (3.94m x 4.95m)









Directions

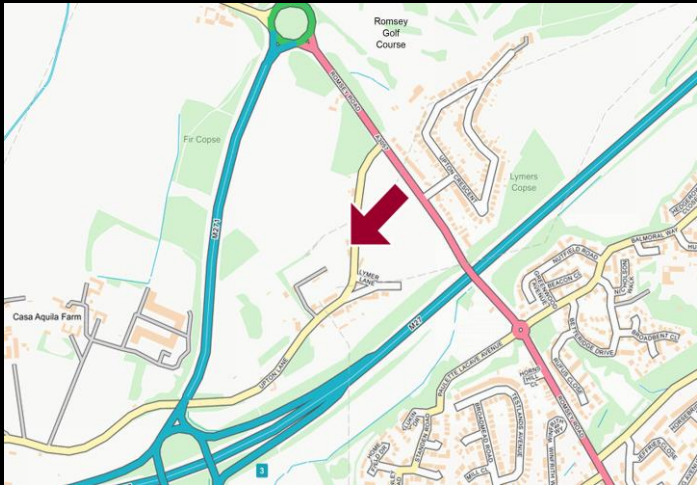
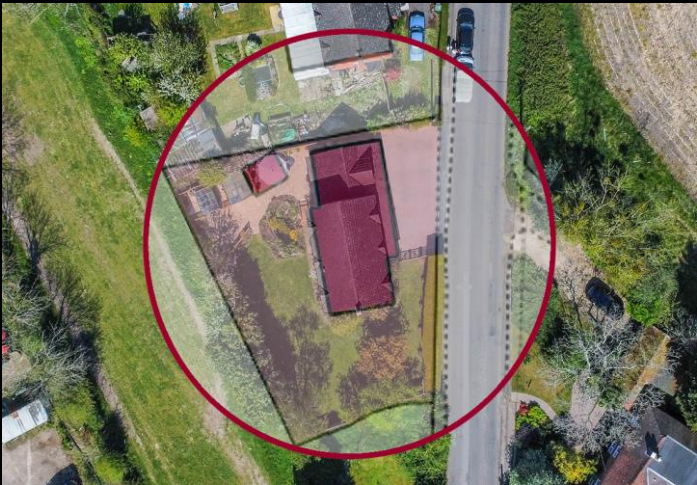
Head east on Salisbury Rd A/36 toward Library Rd, Continue to follow A36. Take the ramp onto Redbridge Flyover A35. Take the M271 ramp to M27. At the roundabout, take the second exit onto M271. At the roundabout, take the second exit and stay on M271. At the roundabout, take the third exit onto Romsey Rd/A3057. Turn right onto Upton Lane.

Distances

Motorway: 0.4 miles  
Southampton Airport: 7.0 miles  
Southampton City Centre: 6.0 miles  
New Forest Park Boundary: 4.8 miles  
Train Stations  
Ashurst: 6.2 miles  
Totton: 3.4 miles

Information

Local Authority: Test Valley Borough Council  
Council Tax Band: F  
Tenure Type: Freehold  
School Catchments  
Infant: Nursling  
Junior: Nursling  
Senior: Mountbatten



Energy Performance

Energy performance certificate (EPC)		
4 Upton Lane Nursling SOUTHAMPTON SO16 0XY	Energy rating <b>C</b>	Valid until: 2 July 2034
		Certificate number: 9634-8523-8300-0957-9206

Property type	Detached house
Total floor area	151 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 C.  
[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



