



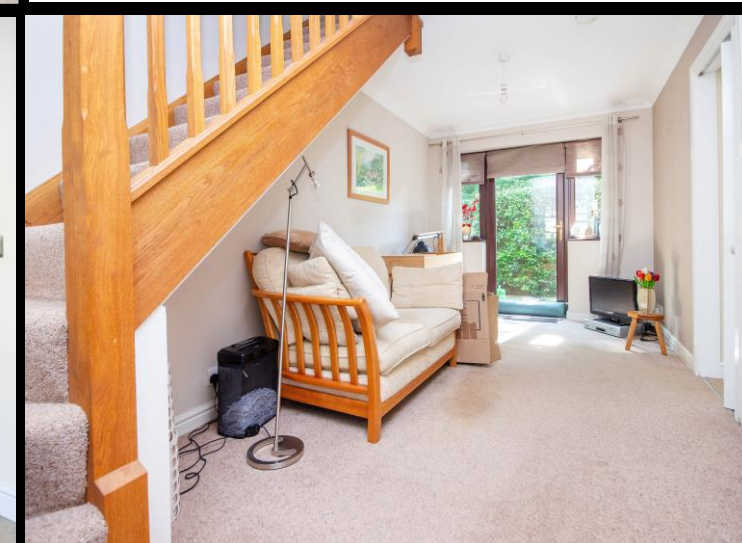
8, Eyre Close, Totton, SO40 8TN  
£575,000

**brantons**



## Features

- Extended & Imposing Detached Family Home
- Five Generously Proportioned Bedrooms
- Annexe Accommodation With Internal and Own External Access
- Spacious Lounge with Bay Window & Feature Fireplace
- Impressive Kitchen-Diner 29ft in Width with Breakfast Bar & Integral Appliances
- Family Room with Vaulted Ceiling, Velux Windows, and Woodburner
- Downstairs W.C, Two Bathrooms & En-suite Shower Room
- Ample Block Paved Driveway Parking with Electric Vehicle Charging Point & Garage/ Storage Area
- Private Enclosed Rear Garden Laid to Lawn with Patio Seating Areas & Summer House
- Preferred Catchments for Foxhills & Hounslow Schools





## Property

As sole agents, Brantons Independent are proud to present for sale this imposing detached family home situated in a quiet cul-de-sac within the preferred residential area of West Totton.

The versatile accommodation incorporates an annexe which is ideally suited for elderly relatives or older children requiring their own space. The ground floor layout is comprised of a lounge with dual aspect windows and feature fireplace, impressive open plan kitchen-diner which measures approximately 29ft in width, spacious family room with vaulted ceiling and feature woodburner, and from the hall there is a W.C. The annexe has its own lounge which can be accessed internally and from its own external front door.

The first floor layout consists of five generously proportioned bedrooms and the master benefits from a dressing area and en-suite shower room. There is a modern family bathroom accessed via the landing and bedroom five, in the annexe, also has the use of its own en-suite bathroom.

At the front of the property is ample block paved driveway parking and a garage which is currently being used as extra storage space. There is also an electric vehicle charging point.

At the rear is a private enclosed garden which is mainly laid to lawn and patio seating and there is also a large summer house which could be used as an office or dedicated room for a hobby.

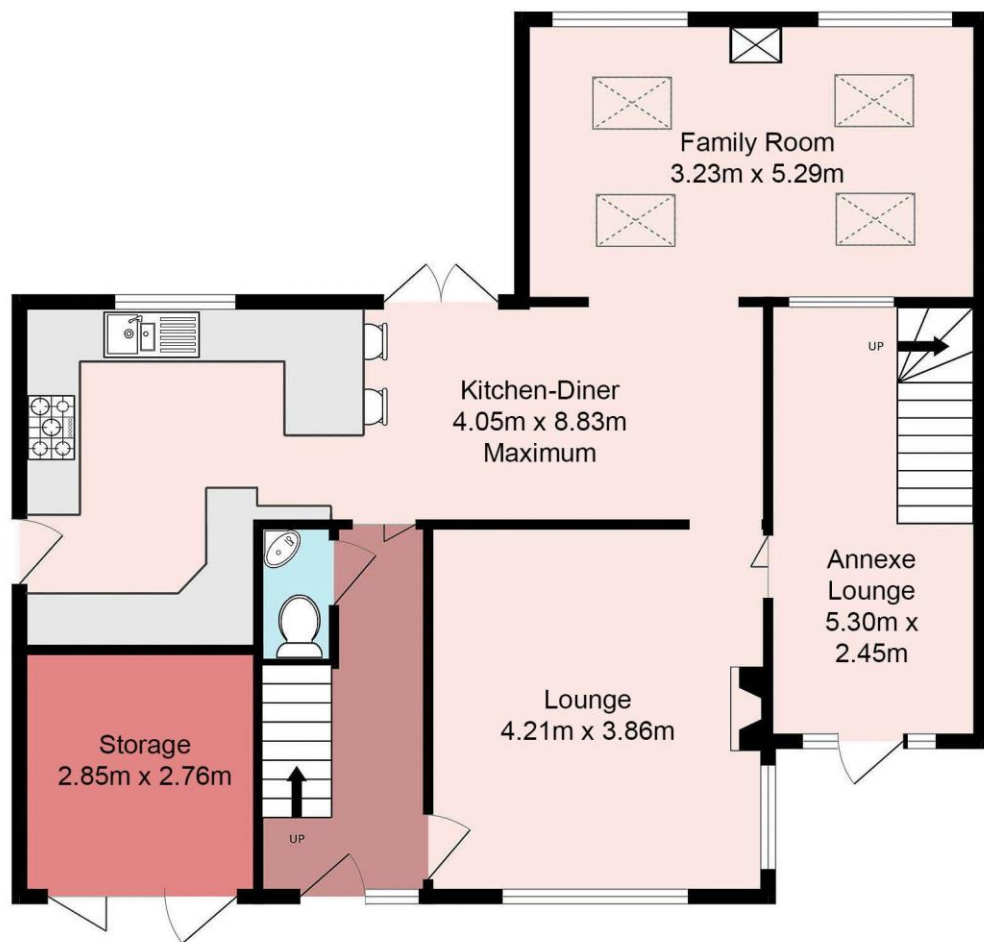
Brantons are sure that an early viewing will be essential to fully appreciate the location and sizable accommodation on offer.



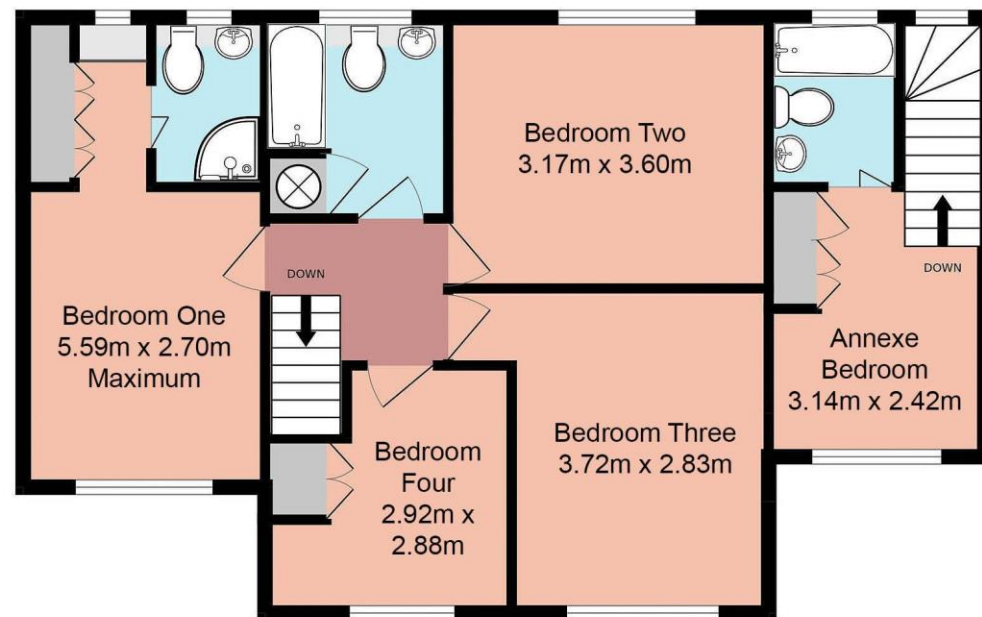
## Area

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.





Ground Floor



1st Floor



## Accommodation

**Lounge** 13' 10" x 12' 8" (4.21m x 3.86m)

**Kichen-Diner** 13' 3" x 29' 0" (4.05m x 8.83m) Maximum

**Downstairs W.C** 4' 11" x 2' 6" (1.51m x 0.77m)

**Family Room** 10' 7" x 17' 4" (3.23m x 5.29m)

**Annexe Lounge** 17' 5" x 8' 0" (5.30m x 2.45m)

**Annexe Bathroom** 6' 1" x 4' 11" (1.86m x 1.49m)

**Annexe Bedroom** 10' 4" x 7' 11" (3.14m x 2.42m)

**Family Bathroom** 7' 8" x 6' 11" (2.33m x 2.10m)

**Bedroom One** 18' 4" x 8' 10" (5.59m x 2.70m) Maximum

**Bedroom Two** 10' 5" x 11' 10" (3.17m x 3.60m)

**Bedroom Three** 12' 2" x 9' 3" (3.72m x 2.83m)

**Bedroom Four** 9' 7" x 9' 5" (2.92m x 2.88m) Maximum

**En-suite** 6' 6" x 4' 3" (1.97m x 1.29m)

**Garage/Storage Area** 9' 4" x 9' 1" (2.85m x 2.76m)

**Summer House** 12' 6" x 9' 7" (3.82m x 2.92m)









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) Turn left into Graddidge Way. 5) Continue on until the end of the road and then turn right. 6) Take the next left and turn left again into Eyre Close. 7) The property will be found in front of you identified by our 'For Sale' board.

Distances

Motorway: 2.4 miles  
Southampton Airport: 11.1 miles  
Southampton City Centre: 5.6 miles  
New Forest Park Boundary: 1.0 miles  
Train Stations  
Ashurst: 3.5 miles  
Totton: 1.8 miles

Information

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

Energy Performance

Energy performance certificate (EPC)

8 Eyre Close Totton SOUTHAMPTON SO40 8TN	Energy rating <b>D</b>	Valid until:	11 April 2035
		Certificate number:	8335-4024-1400-0433-9206
Property type		Detached house	
Total floor area		148 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 D.

[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		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

