



17, Amey Gardens, Totton, SO40 2BB  
£625,000

**brantons**



## Features

- Detached Executive Style Family Home Constructed Circa 2003
- Four Double Bedrooms, all with Fitted Wardrobes
- Impressive Entrance Hall With Turning Staircase & W.C
- Spacious Lounge, Additional Reception Room & Study
- Kitchen-Breakfast Room Installed 2023 with Folding Patio Doors & Matching Utility
- Dining Room with Vaulted Ceiling & Velux Windows
- En-suite Shower Room to Master & Contemporary Family Bathroom
- Private Rear Garden Landscaped 2024 with Resin and Porcelain Paved Seating Areas
- Driveway Parking & Detached Double Garage
- Vailant Boiler Installed 2023





## Property

Situated down a private resident's driveway with no passing traffic, Brantons Independent Estate Agents are proud to present for sale this sizable and versatile, detached executive style family home built circa 2003.

The ground floor layout is comprised of a entrance hallway which in turn leads to; a spacious lounge, modern kitchen (fitted 2023) with breakfast bar, integral appliances, and folding patio doors. There is also a useful utility room with matching units, family room, and a dining room with feature vaulted ceiling and Velux windows. From the hall there is also a W.C, study, and turning staircase to the first floor.

The first accommodation consists of four double bedrooms; all of which benefit from fitted wardrobes and with the master featuring an en-suite shower room. From the landing there is a contemporary family bathroom.

At the front of the property there is an established garden with lawn and a variety of plants, bushes and shrubs, and to the side aspect is ample driveway parking leading to a detached double garage.

The private and landscaped rear garden features resin and porcelain paved seating areas (installed 2024), and an area of lawn as well as gated side access and door into the garage.

In our opinion the current owner has the property presented to a high standard of decorative order, thus allowing any potential purchasers the ability to move straight in.

The location on offer provides convenient access to local schools, amenities and excellent transport links. To fully appreciate the location and versatile accommodation on offer, an internal inspection is essential.

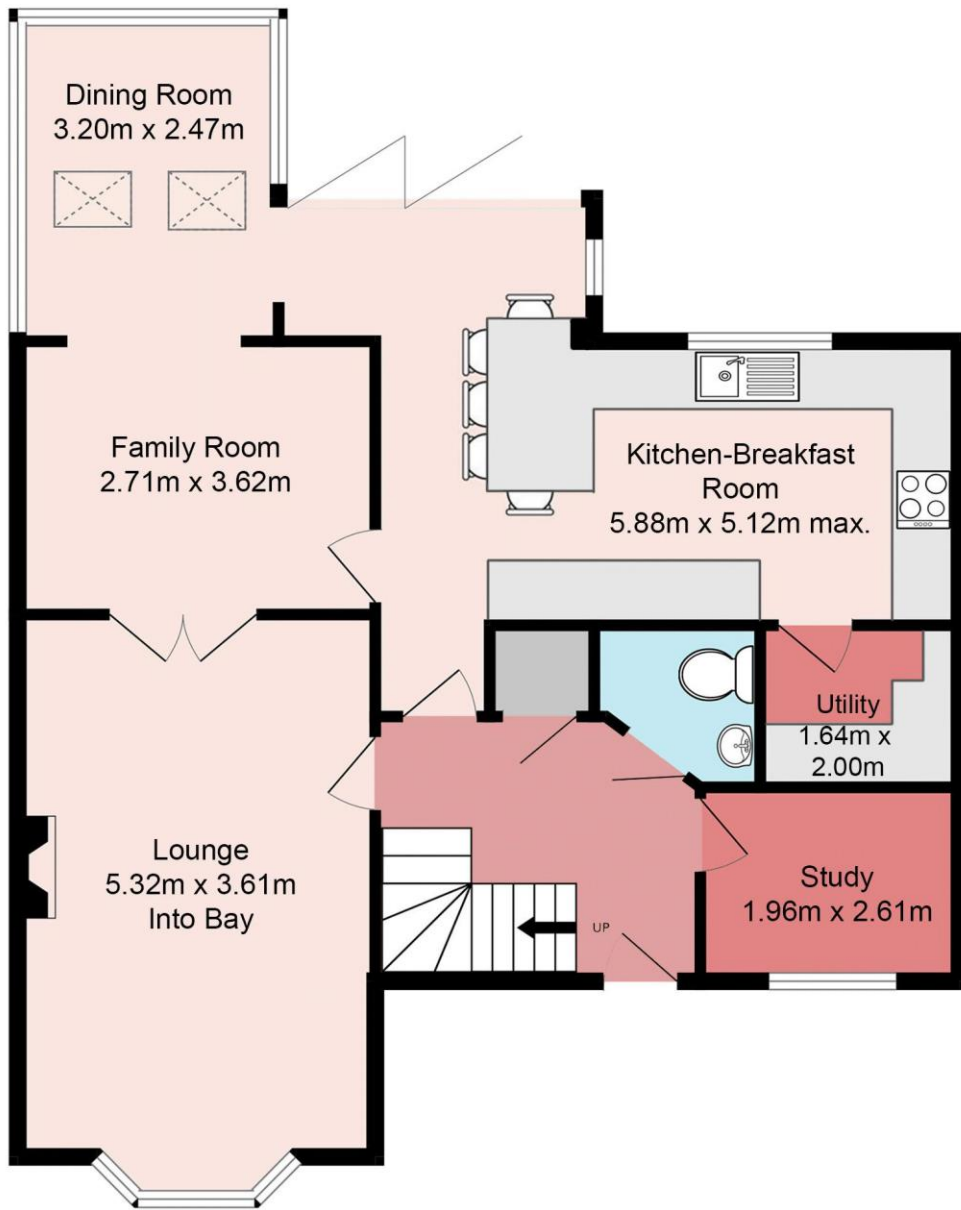


## Area

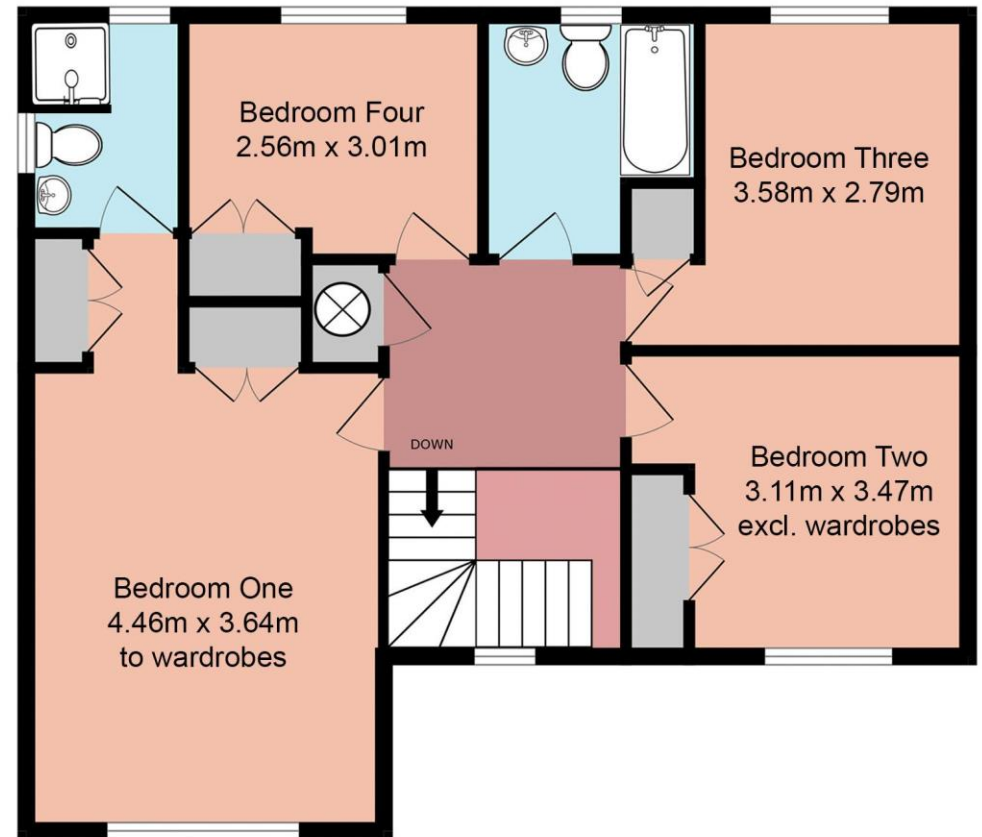
The preferred residential area of Hazel Farm was largely developed during the 2000's and is situated on the eastern edge of the New Forest. Hazel Farm is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a motorway.

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 six 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** 17' 5" x 11' 10" (5.32m x 3.61m) Into Bay

**Family Room** 8' 11" x 11' 11" (2.71m x 3.62m)

**Dining Room** 10' 6" x 8' 1" (3.20m x 2.47m)

**Kitchen-Breakfast Room** 16' 10" x 19' 3" (5.12m x 5.88m) Max

**Utility Room** 5' 5" x 6' 7" (1.64m x 2.00m)

**Study** 6' 5" x 8' 7" (1.96m x 2.61m)

**Downstairs W.C** 5' 5" x 5' 5" (1.64m x 1.64m)

**Bedroom One** 14' 8" x 11' 11" (4.46m x 3.64m) To Wardrobes

**En-suite** 7' 3" x 5' 1" (2.21m x 1.56m)

**Bedroom Two** 10' 2" x 11' 5" (3.11m x 3.47m) Excl. Wardrobes

**Bedroom Three** 11' 9" x 9' 2" (3.58m x 2.79m)

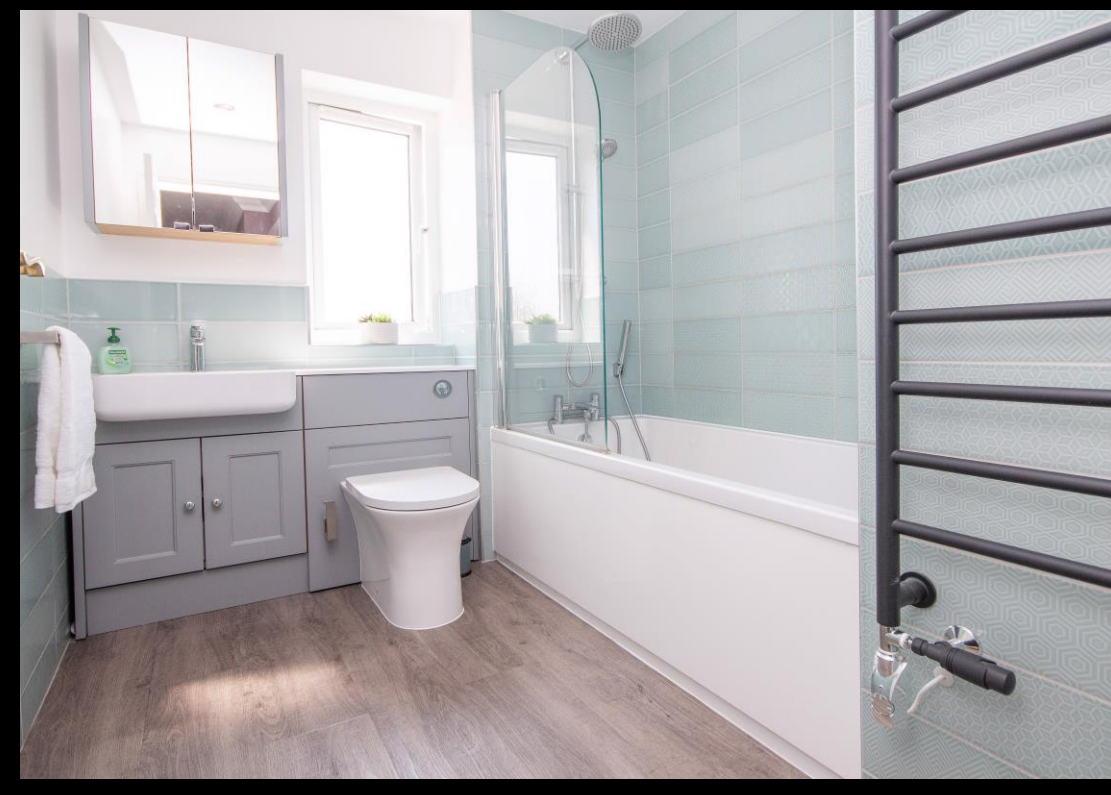
**Bedroom Four** 8' 5" x 9' 11" (2.56m x 3.01m)

**Bathroom** 8' 5" x 6' 9" (2.56m x 2.06m)

**Double Garage** 20' 0" x 19' 11" (6.10m x 6.08m)









## Directions

- 1) From our office proceed west on Water Lane.
- 2) At the main junction with Calmore Road turn right.
- 3) Proceed on for approximately 3/4 mile.
- 4) Take the seventh left into Amey Gardens and take the second left down the resident's driveway.
- 5) You will find the property on the left hand side.

## Distances

Motorway: 2.6 miles  
Southampton Airport: 10.6 miles  
Southampton City Centre: 6.0 miles  
New Forest Park Boundary: 0.9 miles  
Train Stations  
Ashurst: 4.6 miles  
Totton: 2.2 miles

## Information

Local Authority: New Forest District Council  
Council Tax Band: F  
Tenure Type: Freehold  
School Catchments  
Infant: Calmore  
Junior: Calmore  
Senior: Testwood

## Energy Performance

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

## Energy performance certificate (EPC)

Totton SOUTHAMPTON		Energy rating
Valid until	Certificate number	

Property type

Total floor area

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

EPC PENDING

