



38, Mill Way, Totton, SO40 7JF
£399,950

brantons



Property

Brantons Independent Estate Agents are delighted to present for sale this spacious end of terrace family home situated in a quiet cul-de-sac within the highly regarded residential area of Ashurst Bridge.

The ground floor layout is comprised of a spacious lounge with feature fireplace, and there is a large open-plan kitchen-diner with a range of integral appliances, granite worktops, large storage cupboard, and French doors to the rear aspect.

The first floor accommodation consists of three double bedrooms with the master bedroom being a particularly impressive size and benefiting from the use of an en-suite shower room. There is also a modern family bathroom.

Additional benefits of the property include a sizable, sunny South Westerly facing rear garden that benefits from a good degree of privacy and is mainly laid to lawn with a raised decked seating area.

This property offers versatile accommodation that is ideal for modern family living. and the location is set within the preferred Foxhills and Hounslow School catchment areas and Brantons are sure that an early viewing will be essential to avoid any later disappointment.

Features

- Extended End Of Terrace Family Home
- Three Double Bedrooms
- Lounge With Feature Fireplace
- Luxury Open-Plan Kitchen-Diner
- En-suite Shower Room To Master
- Modern Family Bathroom
- Large South Westerly Facing Rear Garden
- Off Road Parking For At Least Two Cars
- Set Back Position Within Quiet Cul-de-sac
- Situated With Preferred Foxhills & Hounslow School Catchments

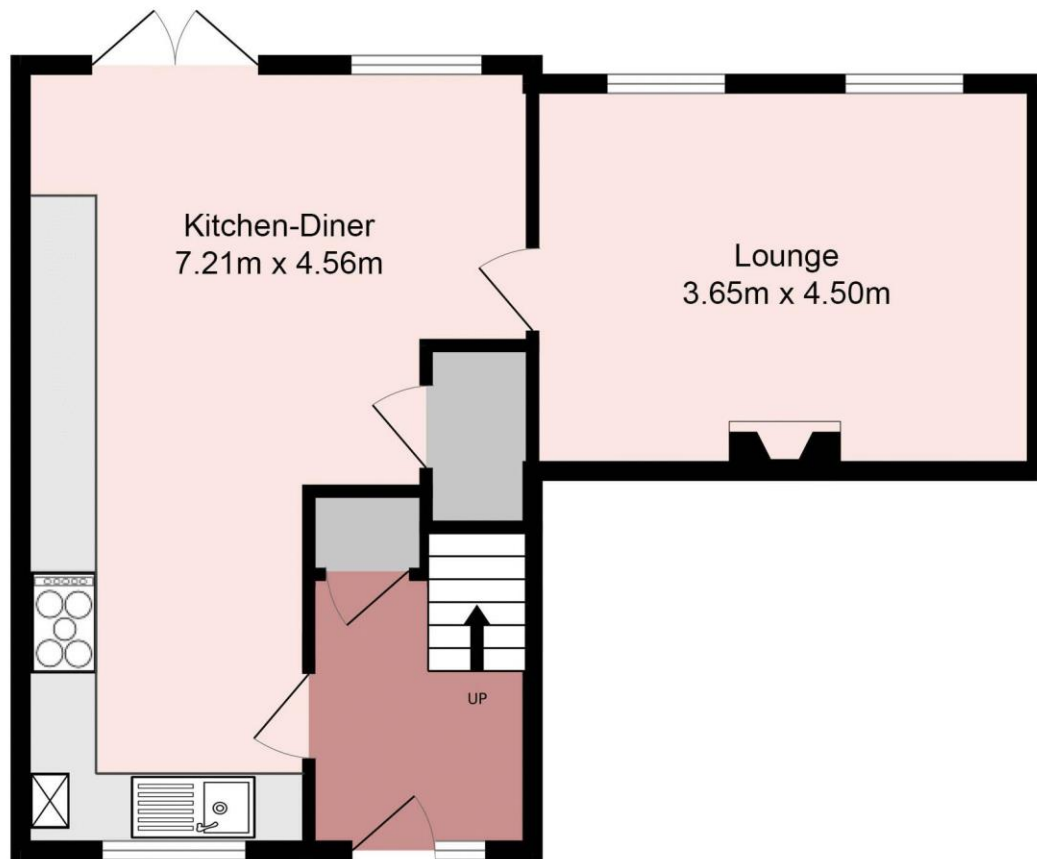


Area

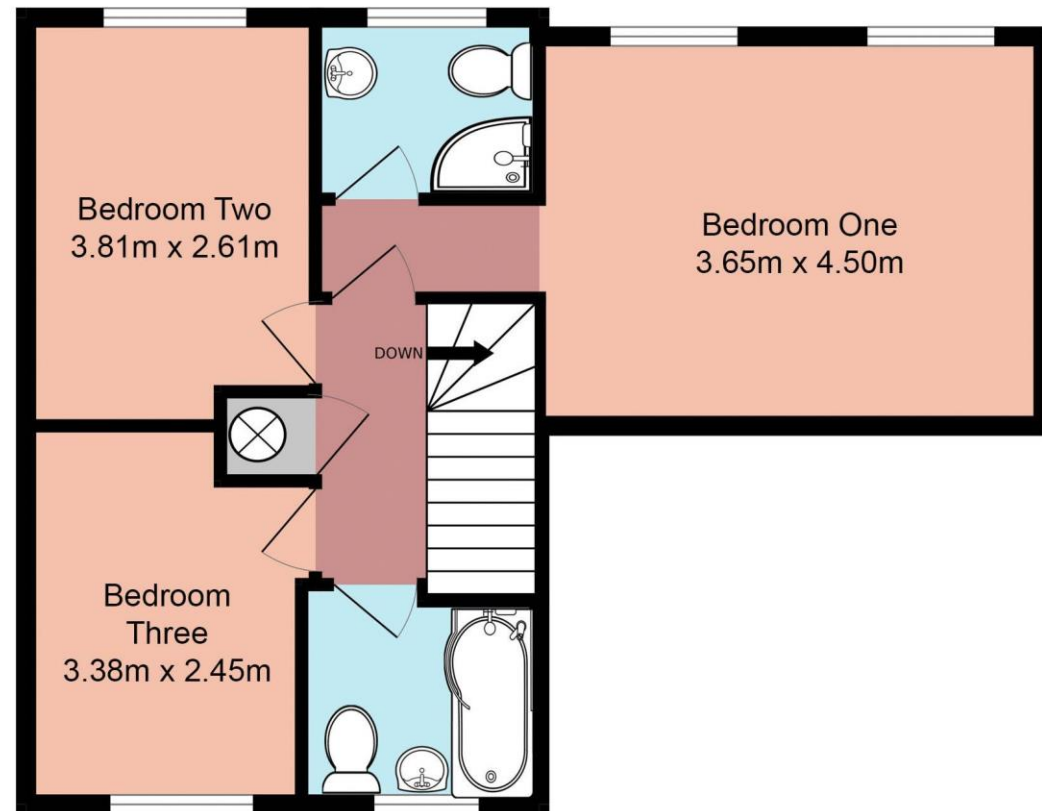
Ashurst Bridge is a residential suburb of Totton but is a community in its own right. The area retains a rural feel because of its past history and neighbouring farm land.

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



1st Floor

Accommodation

Lounge 14' 9" x 12' 0" (4.50m x 3.65m)

Kitchen-Diner 23' 8" x 15' 0" (7.21m x 4.56m)

Bedroom One 14' 9" x 12' 0" (4.50m x 3.65m)

En-suite 5' 4" x 6' 4" (1.63m x 1.92m)

Bedroom Two 12' 6" x 8' 7" (3.81m x 2.61m)

Bedroom Three 11' 1" x 8' 0" (3.38m x 2.45m)

Bathroom 6' 8" x 6' 6" (2.04m x 1.99m)





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 continue straight across. Take the first left onto Rushington Lane. Take the first left into Mill Way and continue to follow the road to the right where the property will be found on the left hand side, identified by our 'For Sale' board.

Distances

Motorway: 2.4 miles
Southampton Airport: 9.7 miles
Southampton City Centre: 5.7 miles
New Forest Park Boundary: 0.7 miles
Train Stations
Ashurst: 2.2 miles
Totton: 1.9 miles

Information

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

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-standards-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-\(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps))).

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>



