



West Totton  
£500,000

**brantons**







## Property

Brantons Independent Estate Agents are delighted to present to the market this imposing detached family home situated within the ever desirable residential area of West Totton.

The ground floor layout is comprised of a spacious lounge with French doors and feature fireplace, dining room with bay window, modern kitchen-diner also with French doors, useful utility room, family room, and a W.C.

The first floor accommodation consists of four double bedrooms with a particularly impressive master that features; a high ceiling (approx 10.5ft), walk in wardrobe, and a luxury four piece en-suite bathroom. There is also an en-suite W.C and family bathroom accessed via the landing.

The front of the property offers plenty of driveway parking behind an established hedge and five-bar gate. To the rear of the home is a private enclosed garden with lawn and patio seating area. No forward chain is offered and Brantons strongly advise viewing to fully appreciate the property on offer.

## Features

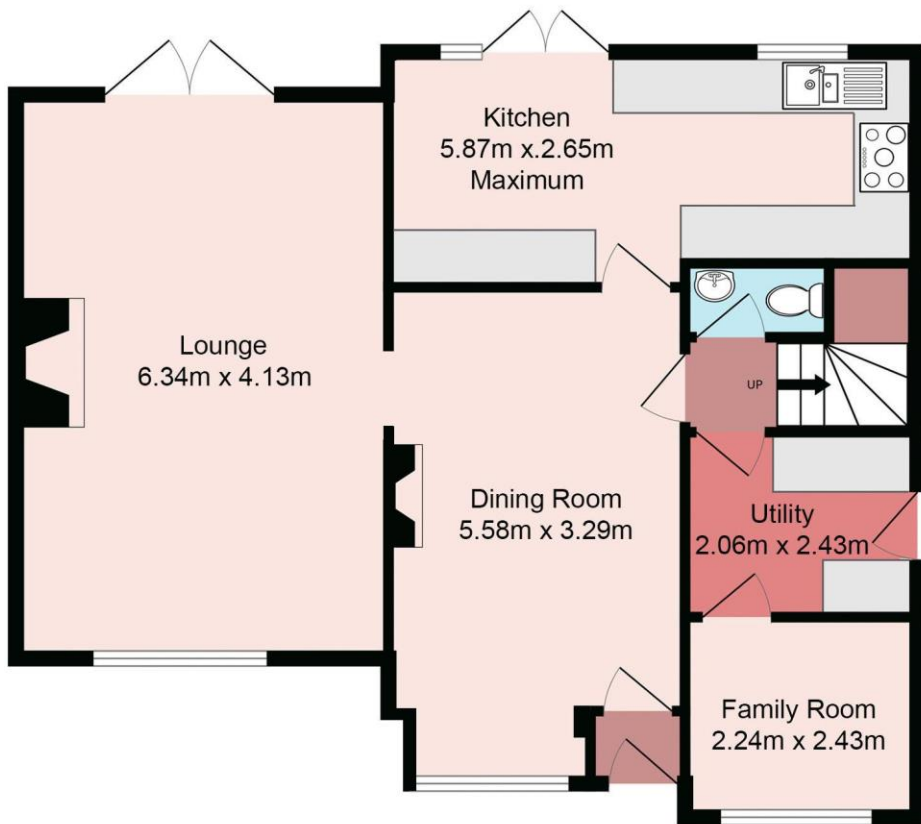
- Detached, Extended & Vesatile Family Home
- Four Double Bedrooms With Impressive Master
- Spacious Lounge With French Doors
- Dining Room With Bay Window
- Modern Kitchen-Diner With French
- Useful Utility Room, Downstairs W.C and Additional Reception Room
- Family Bathroom, Four Piece En-suite Bathroom To Master & En-suite W.C To Bedroom Two
- Ample Driveway Parking For Multiple Vehicles



## 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**  
74.4 sq.m. approx.



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



## Accommodation

**Lounge** 20' 10" x 13' 7" (6.34m x 4.13m)

**Dining Room** 18' 4" x 10' 10" (5.58m x 3.29m) Into Bay

**Kitchen-Diner** 8' 8" x 19' 3" (2.65m x 5.87m) Maximum

**Utility Room** 6' 9" x 8' 0" (2.06m x 2.43m)

**Family Room** 7' 4" x 8' 0" (2.24m x 2.43m)

**Downstairs W.C** 4' 7" x 2' 11" (1.40m x 0.90m)

**Bedroom One** 12' 4" x 13' 7" (3.76m x 4.14m) Ceiling Height 3.18m

**Bedroom One En-suite** 8' 2" x 6' 8" (2.48m x 2.02m)

**Bedroom One Walk In Wardrobe** 8' 2" x 6' 7" (2.50m x 2.01m)

**Bedroom Two** 11' 0" x 10' 10" (3.36m x 3.30m)

**Bedroom Three** 9' 10" x 10' 10" (3.00m x 3.29m)

**Bedroom Four** 9' 6" x 8' 4" (2.90m x 2.55m)

**Bathroom** 8' 0" x 5' 9" (2.44m x 1.76m)

**En-suite W.C** 3' 6" x 4' 8" (1.07m x 1.42m) Maximum







## 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) At the second roundabout, turn right onto Hazel Farm Road. 5) Turn right onto Magpie Drive.

## Distances

Motorway: 2.0 miles  
 Southampton Airport: 10.9 miles  
 Southampton City Centre: 5.4 miles  
 New Forest Park Boundary: 0.6 miles  
 Train Stations  
 Ashurst: 3.2 miles  
 Totton: 1.5 miles

## Information

Local Authority: New Forest District Council  
 Council Tax Band: F  
 Tenure Type:  
 School Catchments  
 Infant: Hazel Wood  
 Junior: Abbotswood  
 Senior: Testwood

## Energy Performance

10/4/23, 1:00 PM

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

### Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40	Energy rating <b>D</b>	Valid until: 19 October 2032
		Certificate number:

Property type: Detached house

Total floor area: 146 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 current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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







[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)

