



250 Calmore Road | £545,000
Calmore, Southampton, SO40 2RB





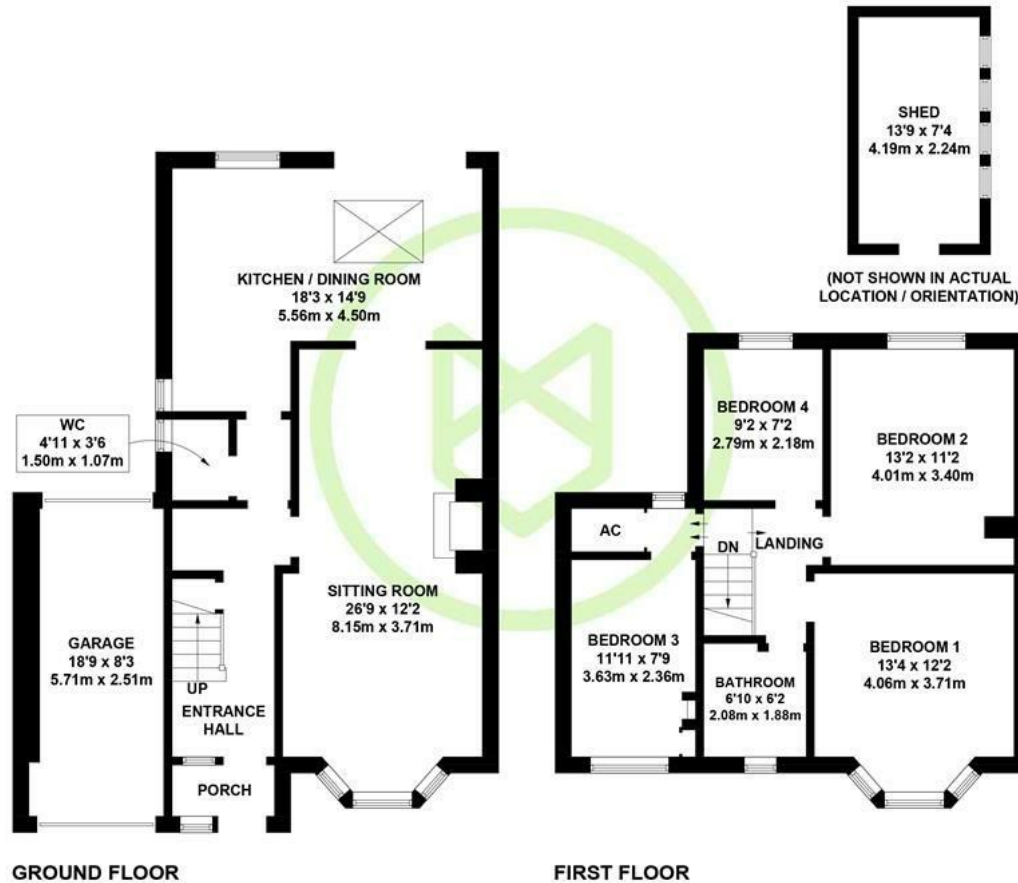
250 Calmore Road
Calmore, Southampton, SO40 2RB

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Summary

A characterful and detached family home enjoying a desirable position on Calmore Road, enjoying a village feel, within easy reach of a wealth of local amenities which include shops, pubs and excellent commuter links. This stylish family home has been tastefully upgraded by the current owner offering four generous bedrooms, complemented by exceptional reception space on the ground floor. An impressive open plan kitchen dining room enjoys views over the private and child friendly rear garden via bifold doors and is flooded with light from the glazed canopy creating an ideal venue in which to enjoy time with family and friends. The 27ft lounge features a central log burning stove, solid oak flooring and a bay window. Ample parking is available on the shaped driveway accompanied by the integral garage and large timber workshop.



Features

- A traditional and extended family home
- Desirable position on Calmore Road
- Tastefully upgraded and reconfigured by the current owner
- Four generous bedrooms
- Stylish open plan kitchen and dining area
- 27 ft sitting room with feature log burning stove
- Ample off road parking in the gated drive way
- Integral garage with front and rear garage doors
- Child friendly and private rear garden enjoying a sunny aspect

EPC Rating

Energy Efficiency Rating
Current D
Potential C

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 714 SQ FT / 66.3 SQ M
FIRST FLOOR = 601 SQ FT / 55.8 SQ M
GARAGE / SHED = 245 SQ FT / 22.8 SQ M
TOTAL = 1560 SQ FT / 144.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1306321)

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Ground floor

An attractive composite part glazed front door opens into the entrance porch providing a useful space for coats and shoes. A glazed internal door opens into the welcoming entrance hall with storage space under the stairs and quality solid oak flooring extending to the majority of the ground floor. An inner lobby accesses the cloakroom with a pedestal wash hand basin and low level WC. The impressive 27ft sitting room features a bay window to the front aspect and a feature log burning stove with shelved surround creating an attractive focal point. French glazed doors open into the stylish open plan kitchen and dining area with bifold doors leading to the raised patio. Flooded with light from a glazed canopy, the kitchen offers a range of gloss fronted wall and base units with complementing work surfaces and an extensive range of integrated appliances which include a double oven, induction hob with extractor over, fridge, freezer, dishwasher and washing machine.

First Floor

The galleried landing houses the generous airing cupboard fitted with shelving for linen. The bedrooms are well proportioned with bedroom one benefitting from a bay window to the front aspect and fitted wardrobes. Bedrooms two and three also boast fitted wardrobes and along with bedroom four are served by the family bathroom which comprises a P shaped bath with shower over, mounted wash basin with vanity unit, WC and heated towel rail.

Parking

The property is approached via a gated driveway, neatly edged and providing parking for several vehicles, planted with a variety of mature shrubs. The integral garage is accessed via a remote roller door with a second up and over door to the rear of the garage allowing vehicular access to the rear garden.

Outside

The enclosed and private rear garden features a large raised patio, perfect for entertaining or al fresco dining with steps down to the well tended lawn. A winding path extends to a raised decking area positioned to capture the afternoon sun. A hard standing to the rear of the garage extends to a generous timber workshop fitted with power and light.

Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away. A nature reserve just at the end of the cul-de-sac offers the perfect spot for dog walking.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

Buying on

Heating

Gas fired heating

Infants & Junior School

Calmore Junior School

Secondary School

Testwood School

Council Tax

Band E - New Forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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