



Cooks Lane, Old Calmore, SO40  
Southampton

£460,000

Property Type: Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

*We are delighted to offer for sale this deceptively spacious and well presented three-bedroom detached family home positioned within the highly sought-after area of Old Calmore, offering generous accommodation, modern improvements and a peaceful residential setting, this attractive home is perfectly suited to families or buyers seeking space, privacy and excellent access to nature whilst still being within easy reach of Totton and Southampton amenities.*

- Deceptively Spacious Detached Family Home
- Three Generously Proportioned Bedrooms
- Two Versatile Reception Rooms
- Refitted Modern Kitchen
- Modern Bathroom Suite
- Private Enclosed Rear Garden With Decking
- Detached Brick Built Garage With Power
- Off Road Parking
- Popular Old Calmore Residential Location
- Edge Of The New Forest National Park

*Location - Old Calmore is one of the most desirable residential areas on the outskirts of Totton, offering a superb blend of village-style living and convenient access to local amenities. The property sits within easy reach of local shops, reputable schools, transport links and leisure facilities, whilst being only a short distance from Totton town centre.*

*For those who enjoy outdoor living, the New Forest National Park is quite literally on the doorstep, providing miles of open countryside, woodland walks and cycling routes.*

**Utilities: Mains Water, Mains Electric, Gas  
Central Heating  
Council Tax Band: E**





Approaching the property from Cooks Lane, the home sits behind mature hedgerow creating a pleasant degree of privacy. The front garden is enclosed with fencing to the sides and mainly laid to gravel, forming a shingled driveway providing off-road parking. A wooden gate provides access to the side of the property and leads through to the detached garage and rear garden. A covered entrance leads to the front door which opens into the welcoming hallway.

The entrance hall immediately creates a sense of space, featuring tiled flooring, a radiator and stairs rising to the first floor with a useful storage cupboard beneath. Doors lead to the principal ground floor rooms including the cloakroom, kitchen and living room.

The ground floor cloakroom is conveniently positioned off the hallway and comprises a low-level WC, wash hand basin, radiator and an obscure double glazed window to the front aspect.

Positioned at the front of the property, the modern refitted kitchen offers a stylish and practical cooking space with a range of work surfaces incorporating base units, drawers and matching eye-level cupboards. The kitchen includes an integrated electric hob and oven, sink unit, wall-mounted gas boiler and space for a fridge/freezer along with plumbing for a washing machine and tumble dryer. A double glazed window overlooks the front aspect whilst a side door provides direct external access.

Moving through the home, the living room is a fantastic central space. This bright and airy room benefits from two double glazed windows to the side aspect and French doors opening directly onto the rear decking, allowing the garden to become a natural extension of the living space during warmer months. The room also features two radiators, newly fitted carpet and glazed double doors leading into the second reception room.

The dining room offers superb versatility and can easily adapt to a variety of uses depending on lifestyle requirements. Whether utilised as a formal dining room, playroom, home office or snug, this room benefits from double glazed windows to the side and rear aspects, a radiator and newly fitted carpet.

Upstairs, the first-floor landing provides access to the loft space and features an airing cupboard housing the hot water tank along with useful additional storage.

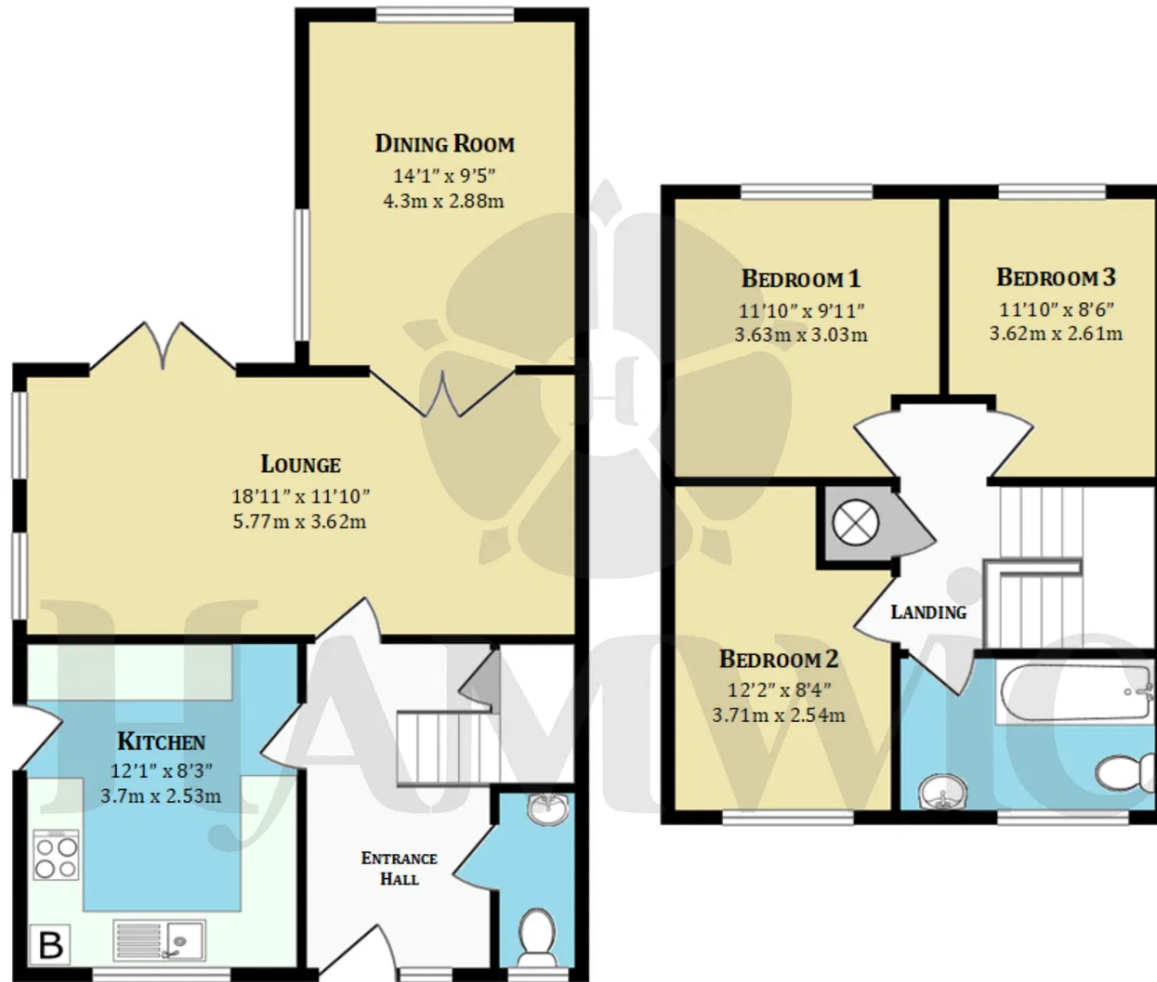
The property offers three generously proportioned bedrooms, with one located to the front of the property and two overlooking the rear garden. Each bedroom benefits from double glazed windows, radiators and newly fitted carpets.

Completing the first floor is the modern family bathroom, fitted with a contemporary suite comprising a wash hand basin, low-level WC and enclosed bath with shower attachment and glass screen. Aqua waterproof wall panelling adds a clean modern finish, complemented by vinyl flooring and an obscure double glazed window to the front aspect.

Externally, the rear garden provides a private and enclosed outdoor space ideal for both relaxation and entertaining. Immediately outside the living room is a generous decked area, the remainder of the garden is mainly laid to lawn and enclosed by timber fencing, creating a safe environment for children and pets.

The detached single garage is brick built with an up and over door, power and lighting connected, and a pitched tiled roof offering additional storage potential. The garage measures 5.59m x 2.82m





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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