85 Ewell Way | £530,000

Totton, Southampton, Hampshire, SO40 3PQ

Henshaw Fox

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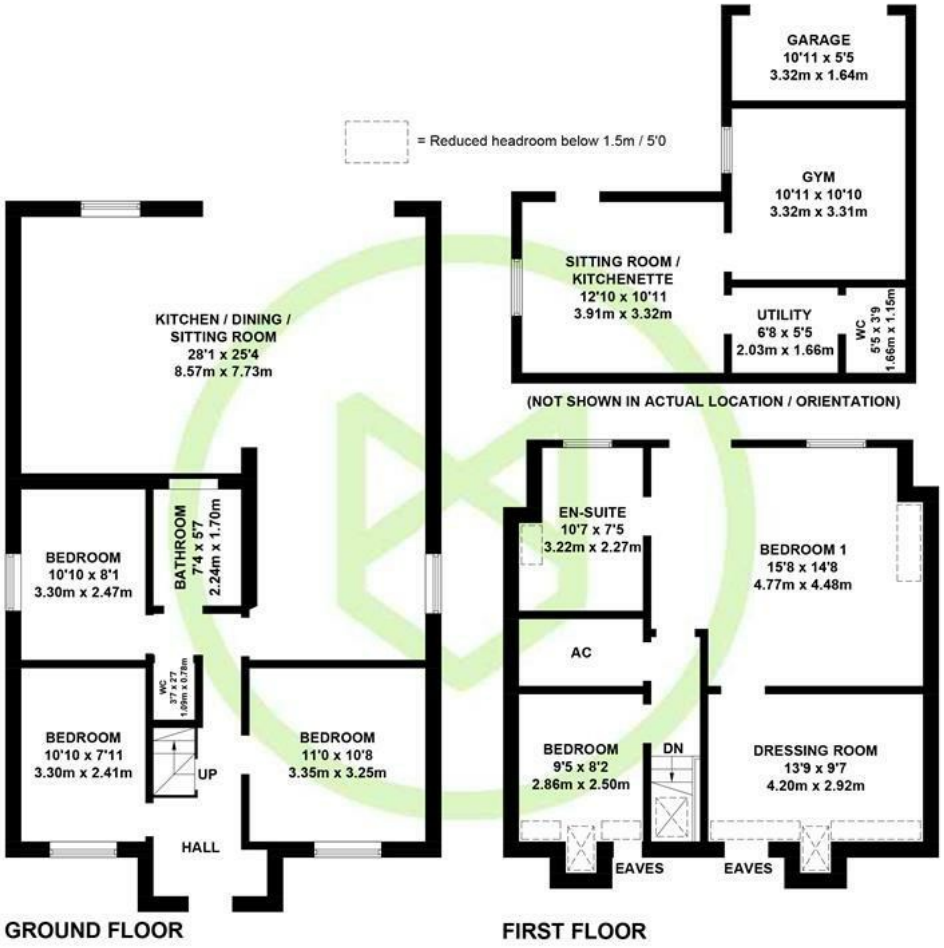

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1036 SQ FT / 96.3 SQ M
FIRST FLOOR = 633 SQ FT / 58.8 SQ M
OUTBUILDING = 393 SQ FT / 36.5 SQ M
TOTAL = 2062 SQ FT / 191.6 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1302777)

Summary

Conveniently situated on a quiet no through road is this impressive Eco friendly family home, having undergone a comprehensive programme of works to create this spacious five bedroom residence. The five bedrooms include the spacious generous principal bedroom on the first floor with Juliette balcony, walk in dressing room and luxury en-suite bathroom. The ground floor features the open plan living, dining and kitchen space overlooking the rear garden via bi fold doors and a covered seating area (separate negotiation). The stylish kitchen includes a large central island and range of integrated appliances. Ample off road parking is available on the block paved driveway with an EV charging point. Rear double gates access the detached and part converted garage, gym and home office providing a versatile and substantial outbuilding. The landscaped rear garden boasts an extensive patio area with central lawn. This modern home is fitted with solar panels, air con and an MVHR (mechanical ventilation heat recovery) system.

Features

- An eco friendly , stylish and versatile family home
- Extended and modernised by the current owners
- Offering five bedrooms
- Impressive principal bedroom with walk in dressing room and luxury en-suite bathroom
- Spacious open plan sitting, dining and kitchen area
- Stylish modern kitchen with central island and integrated appliances
- Bi fold doors to the enclosed and landscaped garden
- Covered seating area with shutters (separate negotiation)
- Ample off road parking and gated rear access to the part converted detached garage, gym and home office
- Solar panels generating a yearly income and battery storage

EPC Rating

Energy Efficiency Rating
Current
Potential

85, Ewell Way,

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Ground Floor
The part glazed composite front door opens into the welcoming bright and airy entrance hall fitted with oak effect flooring and crisp neutral decor which extends throughout much of the ground floor. Ample space is available for coats and shoes with further storage space under the stairs. Three of the bedrooms are accessed from the entrance hall and all boast bespoke fitted storage solutions. The fully tiled bathroom comprises a paneled bath with dual head shower over, recessed shelving, vanity unit with contemporary mounted wash basin, dual flush wc and heated towel rail. The impressive and spacious open plan living , dining and kitchen area feature a log burning stove set on a glass hearth, recess for tv mounting and surround sound speakers. The stylish kitchen offers an extensive range of grey gloss fronted wall and base units with contrasting marble effect work surfaces, central island with granite breakfast bar. Integrated appliances include a dishwasher, microwave oven, washing machine, dryer (needs maintenance), boiling tap and space for a range style cooker. There is also space for an American fridge freezer and wine cooler. Ample space is available for family dining with bi fold doors to a large patio seating area.

First Floor
The landing hosts the plant room which includes the gas fired boiler, pressurised water tank, MVHR (Mechanical Ventilation with Heat Recovery) system and air conditioning. The spacious principal bedroom overlooks the rear garden via French doors to a Juliette balcony with a luxury en-suite bathroom comprising a large walk in dual head shower, separate bath, vanity unit with twin mounted wash bowls, wc and heated towel rail. The walk in dressing room is fitted with bespoke storage and could be reconfigured to create an additional bedroom. Bedroom four is also on the first floor.

Parking
Ample off road parking is available on the neatly edged block paved driveway with an EV charging point and secure gate to the rear garden. To the rear of the property double gates open to the extended and part converted garage with remote roller door. The front third of the garage is now a storage area with a gym room to the rear. In addition a reception room is fitted with kitchen units with a utility room adjacent and cloakroom with wc.

Outside
The enclosed and landscaped rear garden provides a low maintenance and child friendly out door space to relax or entertain on the sizeable patio seating area which abuts the rear of the property. A covered area with retractable shutters is available under separate negotiation. The central lawn is flanked by pathways to the rear of the garden with space for a hot tub next to the versatile outbuilding

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 - vendor suited

Heating & Solar Panels
Gas fired central heating & log burning stove
MVHR (Mechanical Ventilation with Heat Recovery) system and air conditioning
Solar panels generate an approx £2600 - £3000 per year with 30kw battery storage

Infants & Junior School
Oakwood Primary School

Secondary School
Testwood School

Council Tax
Band C - 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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