

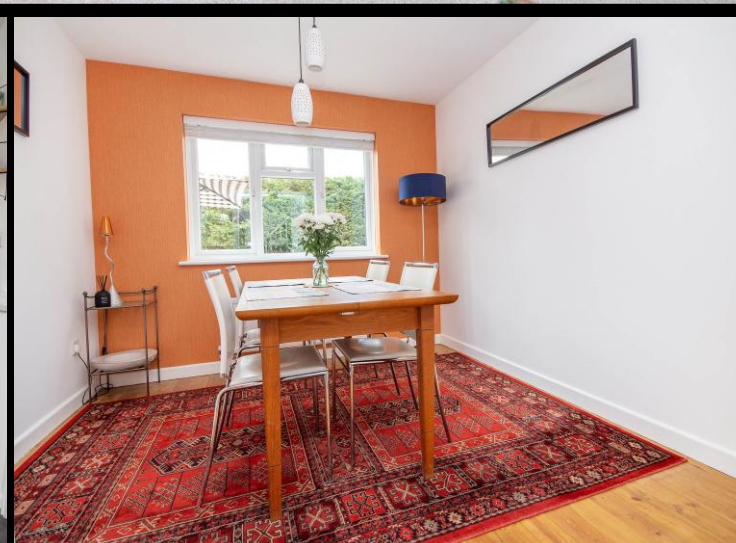


39, Mill Way, Totton, SO40 7JF
£599,950

brantons

Features

- Substantial Detached Family Home in Highly Sought After Area
- Four Bedrooms (Three with Fitted Wardrobes)
- Spacious & Extended Lounge with Feature Logburner
- Modern Kitchen-Breakfast Room & Separate Utility
- Dining Room with French Doors
- Downstairs W.C Accessed via Entrance Hall
- Modern Family Bathroom Plus En-suite Shower Room to Master
- Large Established Garden with Patio Seating Area
- Driveway Parking Leading to Double Garage
- Foxhills & Hounslow School Catchments



Property

Set within a quiet cul-de-sac in the popular residential area of Ashurst Bridge, Brantons Independent Estate Agents are delighted to offer to the market this impressive detached family home offering spacious and versatile accommodation throughout.

The ground floor provides an excellent level of living space, comprising a welcoming entrance hall with W.C, a particularly generous extended lounge measuring approximately 7.49m in length, a separate dining room with French doors, and a well-proportioned kitchen-breakfast room with integral appliances. There is also a useful utility area via a connecting inner hall that also leads into the garage and rear garden.

Upstairs, the newly carpeted stairs and landing leads to four bedrooms, with the main bedroom benefiting from fitted wardrobes, and a luxury en-suite shower room. There are also fitted wardrobes to bedrooms three and four and all remaining bedrooms are served by a modern family bathroom.

Outside, the property benefits from ample driveway parking leading to a substantial double garage measuring approximately 5.00m x 5.25m, providing excellent storage and parking options. To the rear of the property is an established garden that benefits from an excellent degree of privacy and seclusion. The garden is largely laid to lawn with a patio seating area. A separate adjoined workshop/studio measuring approximately 3.74m x 3.30m offers a versatile additional space, ideal for those working from home, pursuing hobbies or requiring a dedicated workspace.

The quiet cul-de-sac setting, generous living space and well-proportioned accommodation make this a particularly appealing family home, while its position in Ashurst Bridge provides convenient access to the surrounding New Forest and nearby amenities.

The current owners have thoughtfully made a number of improvements to the design of the property and in our opinion this home is 'turnkey ready' as it is presented to a high standard of decorative order throughout, allowing any potential purchaser the ability to move straight in. As a result of this, Brantons expect strong immediate interest, and an early viewing comes highly advised to avoid any later disappointment.

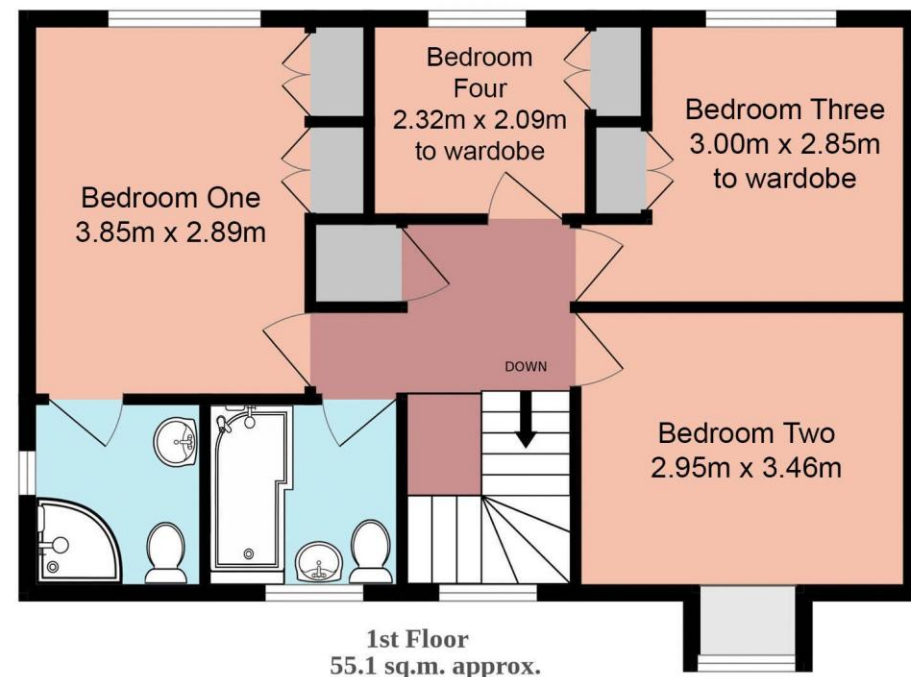


Area

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.





Accommodation

Lounge 24' 7" x 11' 4" (7.49m x 3.46m) Max

Dining Room 10' 1" x 9' 11" (3.07m x 3.02m)

Kitchen-Breakfast Room 19' 6" x 8' 2" (5.95m x 2.48m)

Downstairs W.C 4' 9" x 3' 1" (1.46m x 0.94m)

Utility/ Inner Hall 26' 10" x 5' 2" (8.18m x 1.57m) Max

Bedroom One 12' 8" x 9' 6" (3.85m x 2.89m)

Bedroom Two 9' 8" x 11' 4" (2.95m x 3.46m)

Bedroom Three 9' 10" x 9' 4" (3.00m x 2.85m) to wardrobes

Bedroom Four 7' 7" x 6' 10" (2.32m x 2.09m)

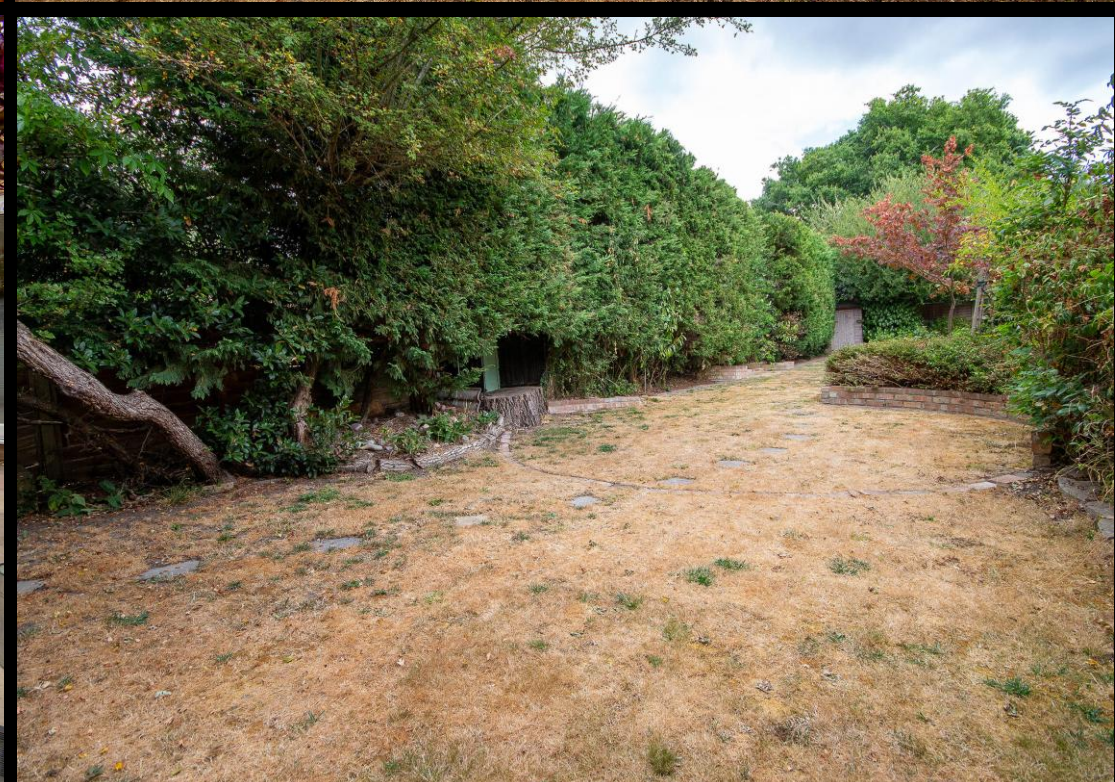
Bathroom 6' 7" x 6' 7" (2.00m x 2.01m)

En-suite 6' 7" x 5' 7" (2.00m x 1.69m)

Workshop/ Studio 12' 3" x 10' 10" (3.74m x 3.30m)

Double Garage 16' 5" x 17' 3" (5.00m x 5.25m)





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.

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: E
Tenure Type: Freehold
School Catchments
Infant: Foxhills
Junior: Foxhills
Senior: Hounsdown

Energy Performance

Energy performance certificate (EPC)

38 Mill Way Totton SOUTHAMPTON SO40 7JF	Energy rating C	Valid until: 17 August 2036
		Certificate number: 0236-2528-3600-0789-5296

Property type	Detached house
Total floor area	130 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 energy rating is C. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

