



1 Serle Gardens | £435,000  
Totton, Hampshire, SO40 8SX





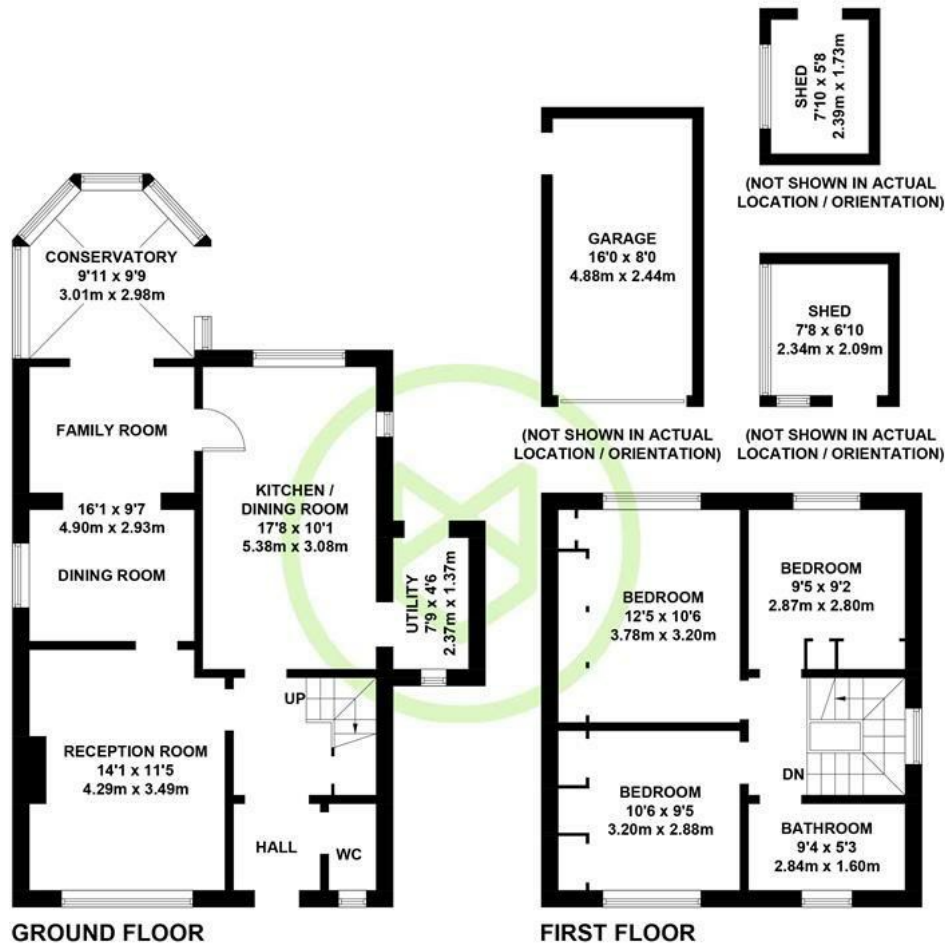
1 Serle Gardens  
Totton, Hampshire, SO40 8SX

01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk



# Summary

This attractive and detached family home enjoys a generous corner position offering spacious and well presented accommodation having been extended by the current owner. Three generous bedrooms on the first floor all boast bespoke built in wardrobes and storage, served a by a modern family bathroom. The versatile ground floor offers a sitting room which flows through to a separate dining room, family room and heated conservatory. The kitchen breakfast room benefits from an adjoining utility room all accessed by a welcoming entrance hall. The neatly edged driveway way offers ample off road parking extending to the single garage. The enclosed and child friendly rear garden is landscaped with a varirty of mature trees and plants providing a private out door space to relax or entertain.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 756 SQ FT / 70.2 SQ M  
FIRST FLOOR = 454 SQ FT / 42.2 SQ M  
OUTBUILDINGS = 231 SQ FT / 21.5 SQ M  
TOTAL = 1441 SQ FT / 133.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1234494)

# Features

- An attractive and extended family home
- Generous corner position within a quiet cul-de-sac
- Three double bedrooms with bespoke storage
- Modern family bathroom and separate ground floor cloakroom
- Sitting room, separate dining room and family room
- Centrally heated conservatory
- Cottage style kitchen breakfast room with adjoining utility room
- Ample off road parking and single garage
- Mature landscaped gardens
- No onward chain

# EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# 1, Serle Gardens, Totton, Hampshire, SO40 8SX

## Ground Floor

The covered entrance and composite front door opens into the welcoming entrance hall with space for coats and a cloakroom to the right hand side with wc and wash basin. A storage cupboard is situated under the stairs. The charming sitting room features a red brick fire place with electric log effect stove and oriel bay window to the front aspect. The adjoining dining room extends into a family room via an open arch with French doors into the heated conservatory overlooking the mature garden. The extended cottage style kitchen breakfast room offers a range of oak fronted wall and base units with contrasting Corian worksurfaces. Integrated appliances include a single oven, microwave, four burner gas hob with extractor and freestanding fridge. Ample space is available for a family table and chairs. A separate utility room provides additional storage with space and plumbing for white goods and access to the rear garden.

## First Floor

The landing allows access to the part boarded loft space via a hatch and fold down ladder. The three bedrooms are well proportioned and all benefit from an extensive range of built in wardrobes and storage solutions. An airing cupboard in bedroom three houses the immersion tank. The modern family bathroom comprises a white suite with a P-shaped bath with a dual head shower over, wc, wash basin and heated towel rail.

## Parking

Ample off road parking is available on the neatly edged block paved driveway extending to the single garage with storage space in the roof void and pedestrian door into the rear garden.

## Outside

A secure side gate accesses the generous and private rear garden which is been landscaped, with sculpted and edged lawns flanked by well stocked established borders and a variety of small trees. This enclosed and child friendly space also features a patio seating area, pergola, covered storage area, timber shed and potting shed.

## 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

## Sellers position

No onward chain

## Heating

Gas fired central heating

## Infants & Junior School

Hazel Wood Infant School & Foxhills Junior School

## Secondary School

Hounslowdown Academy

## Council Tax

Band D - 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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