



83 Ewell Way | £450,000
Totton, Southampton, Hampshire, SO40 3PQ





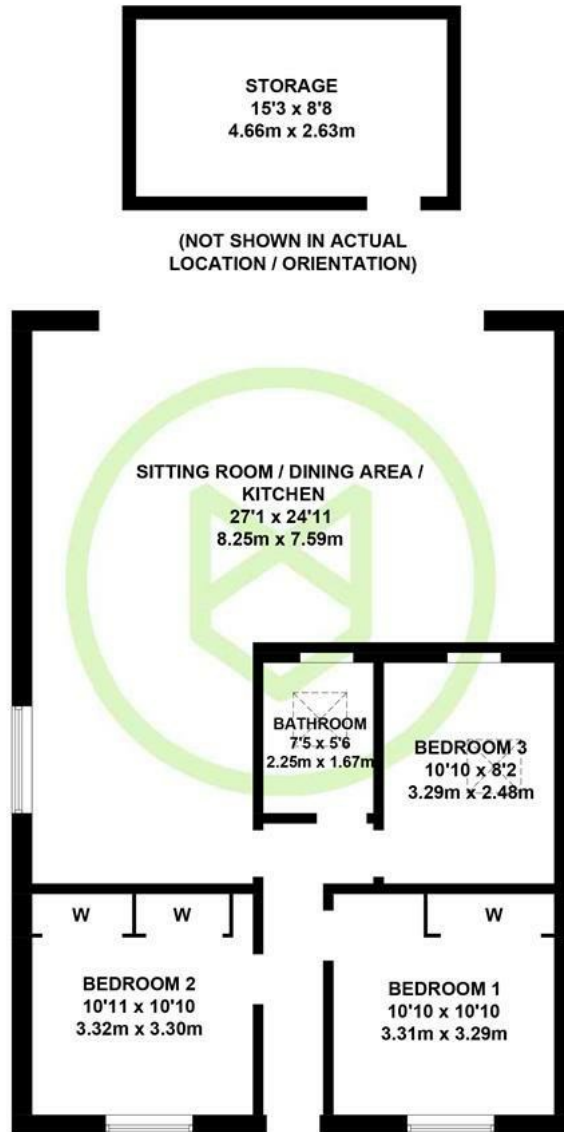
83 Ewell Way
Totton, Southampton, Hampshire, SO40 3PQ

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



Summary

This impressive single storey home has been tastefully extended and modernised by the current owner to offer a stylish, modern and Eco friendly living space. The three double bedrooms are served by the family bathroom. The spacious open plan sitting, kitchen and dining area span the rear of the property creating a wonderful social space overlooking the landscaped gardens via bi-fold doors. The stylish fitted kitchen comes with range of integrated appliances and a breakfast bar. Ample parking is available on the tarmacadum driveway. The property is fitted with solar panels, an MVHR (Mechanical Ventilation with Heat Recovery) system, air conditioning and also benefits from a single converted garage in the rear garden.



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 983 SQ FT / 91.3 SQ M
STORAGE = 132 SQ FT / 12.3 SQ M
TOTAL = 1115 SQ FT / 103.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1302778)

Features

- A modern detached single storey residence
- Tastefully extended and modernised by the current owner
- Three double bedrooms
- Modern family bathroom
- Impressive open plan living, dining and kitchen area
- Stylish fitted kitchen with a range of integrated appliances
- Two sets of bi-fold doors to the landscaped garden
- Ample off road parking, solar panels and a MVHR (Mechanical Ventilation with Heat Recovery) system and air conditioning
- Situated on a quiet no through road
- Converted garage in the rear garden

EPC Rating

Energy Efficiency Rating
Current
Potential

83, Ewell Way, Totton, Southampton, Hampshire, SO40 3PQ

Accommodation

The part glazed composite front door opens into the welcoming entrance hall with light oak effect flooring and crisp white decor. Bedrooms one and two are situated on either side as you enter and are both generous double rooms with built in wardrobes. Bedroom three is also a double room and benefits from recessed shelving and a velux window flooding the room with natural light. The fully tiled family bathroom comprises a white suite with paneled bath and dual head shower over, vanity unit with mounted wash basin, dual flush wc and heated towel rail. The stylish shaker style kitchen offers an extensive range of wall and base units with contrasting granite effect work surfaces and breakfast bar. Integrated appliances include a double oven, induction hob with filter hood over, slim line dishwasher and washing machine. The impressive open plan sitting and dining area provides a wonderfully social space with ample room for sitting and dining. Two sets of bi-fold doors open to the generous patio seating area and landscaped garden.

Parking

Ample off road parking is available on the neatly edged tarmac driveway with potential to reinstate additional parking to the rear of the property.

Outside

A secure side gate provides access to the landscaped and enclosed rear garden with a large patio seating area which abuts the rear of the property, perfect for entertaining or al fresco dining. A pathway extends along the side the well tended lawn to the detached converted garage and additional seating area.

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

Gas fired central heating
Solar panels

Infants & Junior School

Oakfield 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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

