



Hammonds Way, Totton, SO40 3HE  
Southampton

£600,000

Property Type: Detached House

Bedrooms: | Bathrooms: | Receptions:  
4 | 3 | 2

*Beautifully refurbished and extended four bedroom detached family home offering stunning open-plan living accommodation, landscaped south-westerly facing garden and detached garden studio. Benefits include luxury kitchen with island, en-suite and dressing area to principal bedroom, log burner, driveway parking and high specification finish throughout. Situated within a desirable residential location in Totton.*



- Extended And Fully Refurbished Family Home
- Stunning Open Plan Kitchen / Dining Space
- Four Generous Bedrooms
- Dressing Room And En-Suite To Principal Bedroom
- Stylish Family Bathroom And Ground Floor Shower Room
- Landscaped South-Westerly Facing Rear Garden
- Detached Garden Studio With Underfloor Heating
- Log Burning Stove To Lounge Area
- Driveway Parking For Several Vehicles
- High Specification Finish Throughout

*The property perfectly blends modern open-plan living with practical family accommodation, creating a home equally suited to everyday living and entertaining.*

*Additional Information*

*Construction: Brick Under Tiled Roof*

*Utilities: Mains Water, Mains Electric, Gas Central Heating*

*Council Tax Band: E*





Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented and substantially improved four bedroom detached family home, positioned within a desirable residential area of Totton. Extended and comprehensively refurbished by the current owners, the property now offers stylish and versatile accommodation finished to a high standard throughout, together with landscaped gardens, detached garden studio and generous driveway parking.

An attractive oak framed storm porch shelters the main entrance door which opens into a striking vaulted entrance hall with feature galleried landing above, immediately creating an impressive first impression filled with natural light.

Undoubtedly the heart of the home, the stunning open-plan kitchen/dining/family area has been thoughtfully designed for modern family living and entertaining. The stylish kitchen is fitted with contemporary “Dusk Blue” units complemented by quartz and oak block work surfaces together with a central island incorporating breakfast bar seating and induction hob with recessed extractor. Integrated appliances include eye level double ovens, warming drawer, dishwasher and Quooker boiling water tap, with additional space for an American style fridge/freezer.

The dining and family area provides excellent space for both entertaining and everyday living, enhanced further by underfloor heating, fitted display cabinetry with integrated wine cooler and bi-fold doors opening directly onto the rear patio terrace creating a seamless indoor/outdoor connection.



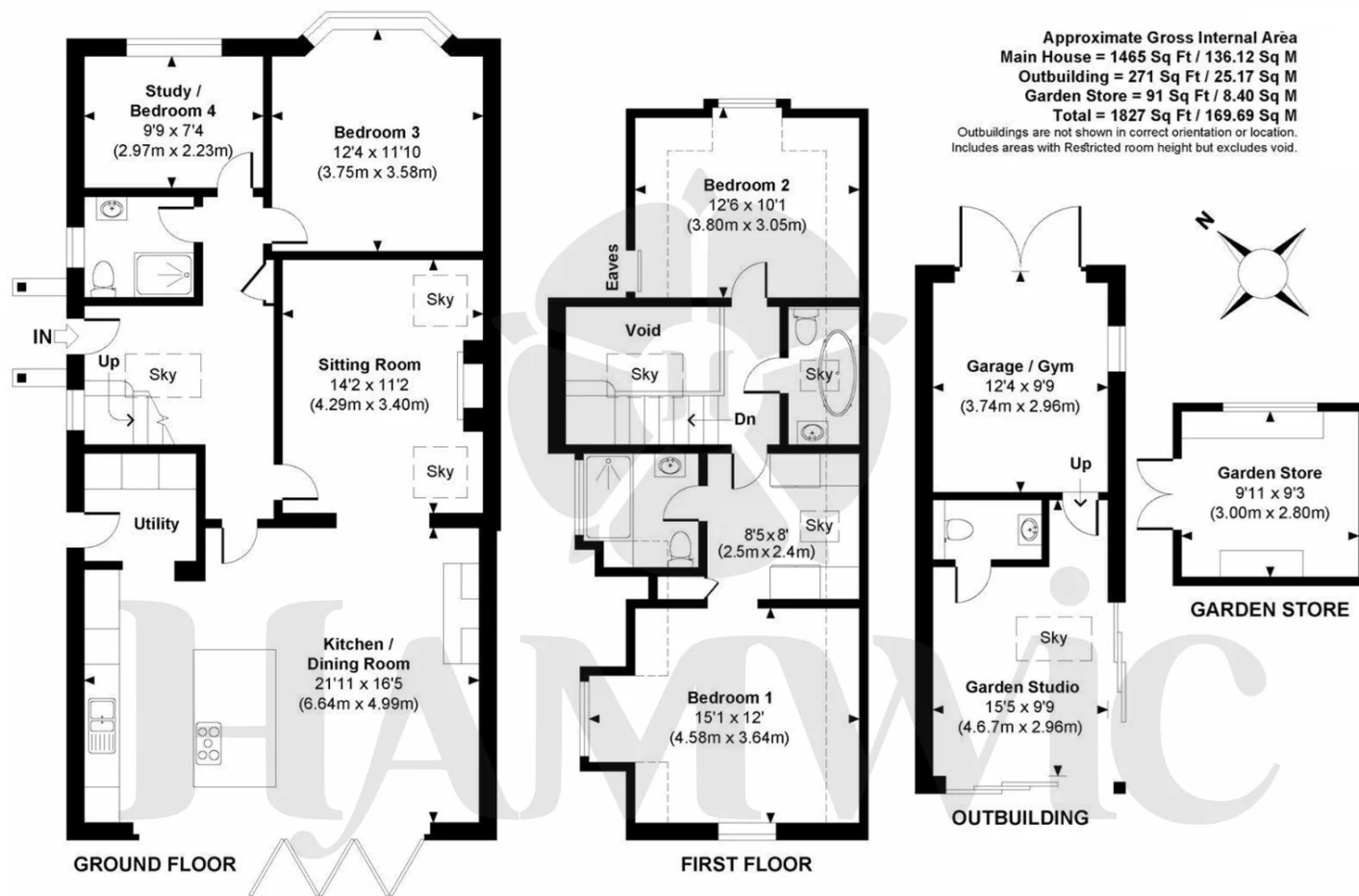
Flowing from the main living space, the lounge offers a cosy yet spacious reception room centred around an attractive log burning stove set upon a rustic brick hearth with timber mantle above, whilst Velux windows provide additional natural light.

The ground floor further benefits from a utility room with appliance space and garden access, two versatile bedrooms ideal for guests, home working or multi-generational living, together with a beautifully fitted modern shower room.

To the first floor, the bright galleried landing overlooks the entrance hall below and leads through to the remaining accommodation. The impressive dual aspect principal bedroom enjoys a dedicated dressing area with fitted storage together with access into a stylish en-suite shower room. Bedroom two is another generous double bedroom, whilst the luxurious family bathroom has been fitted with a contemporary suite including freestanding bath, wash hand basin and WC.

Externally, the rear garden has been beautifully landscaped and enjoys a pleasant south-westerly aspect. Natural stone paving creates an excellent entertaining terrace whilst the remainder of the garden is mainly laid to lawn with mature raised borders, pergola seating area and barbecue space.

A highly versatile detached garden room/studio further enhances the property, currently arranged with a gym/store area to the front and an impressive vaulted studio to the rear benefitting from underfloor heating, cloakroom and large glazed sliding doors overlooking the



Indicates restricted room height less than 1.5m.

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             |         | 82 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Trusted. Award Winning. Experts.

Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

