



34, Surrey Close, Totton, SO40 2QQ
£425,000

brantons



Property

Brantons Independent Estate Agents are delighted to present for sale this versatile and deceptively spacious family home, situated in the highly regarded residential area of Ashurst Bridge.

The ground floor accommodation is thoughtfully arranged and centres around a stunning open-plan kitchen-diner spanning an impressive 23ft in width, providing the perfect space for modern family living and entertaining. This bright and sociable area benefits from ample room for both dining and relaxation, with direct access to the rear garden via French doors. The kitchen is fitted with a range of integral units and furthermore, there are two Velux style windows, and a feature log burner. A separate lounge offers a cosy retreat, while an additional ground floor bedroom provides flexibility for guests, or home working office space. Further enhancing the ground floor is a useful workshop area, complete with an adjoining soundproof studio — ideal for those working from home, pursuing creative hobbies, or requiring additional storage. A convenient ground floor wet room completes the downstairs layout.

Upstairs, the property offers three bedrooms with fitted wardrobes to the master. All bedrooms are served by a modern family bathroom. Externally, there is driveway parking to the front of the property, and at the rear is a private low maintenance garden. The garden is largely laid to artificial lawn, with a patio seating area and timber storage shed. The location is set within a pleasant setting within Ashurst Bridge, known for its excellent local amenities, well-regarded schools and convenient transport links. In our opinion, this property offers a wonderful combination of flexible living space and modern appeal, making it an excellent opportunity for a wide range of buyers. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

Features

- Versatile & Extended Semi Detached Family Home
- Four Bedrooms
- Lounge with Folding Doors
- Impressive Kitchen-Diner/ Living Space
- Utility & Downstairs Wet Room
- Modern Family Bathroom
- Workshop with Soundproof Booth/ Studio
- Driveway Parking Leading to Workshop
- Low Maintenance Private Rear Garden
- Highly Sought After Cul-de-sac Location

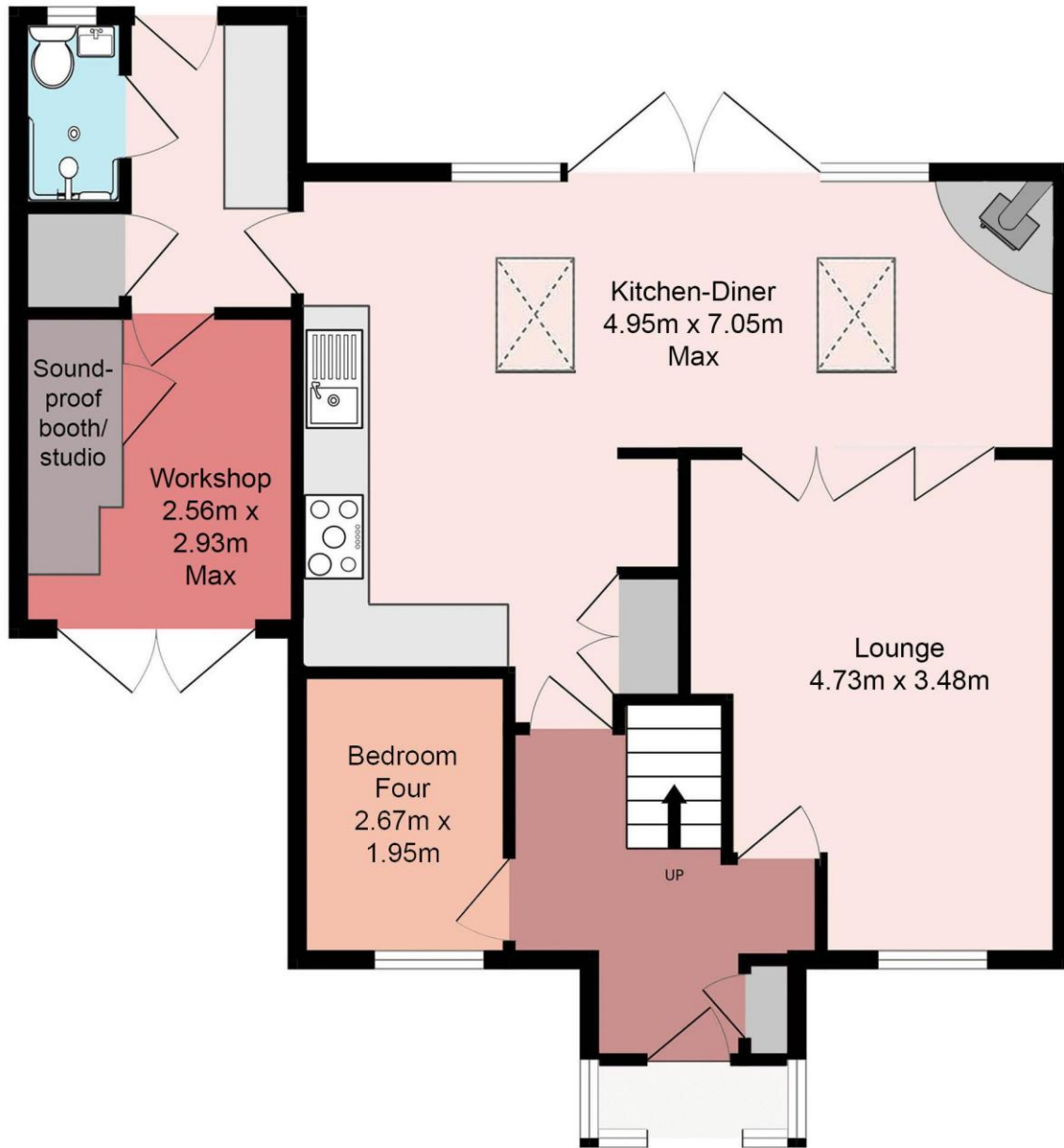


Area

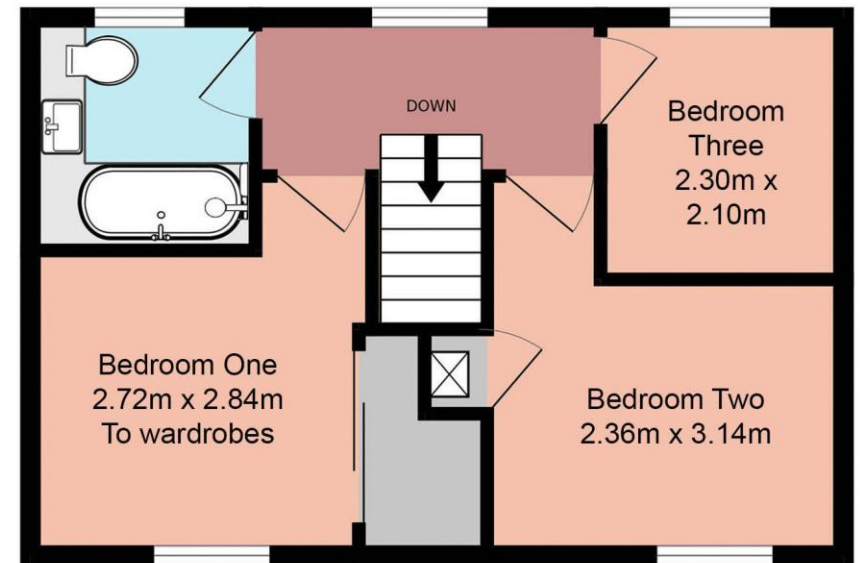
Ashurst Bridge is a residential suburb of Totton but is a community in its own right. The area retains a rural feel because of its past history and neighbouring farm land.

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.





Ground Floor
 69.6 sq.m. approx.



1st Floor
 33.3 sq.m. approx.

Accommodation

Lounge 15' 6" x 11' 5" (4.73m x 3.48m)

Kitchen-Diner 23' 2" x 16' 3" (7.05m x 4.95m) Max

Utility Room 8' 11" x 5' 2" (2.73m x 1.57m)

Bedroom Four 8' 9" x 6' 5" (2.67m x 1.95m)

Wet Room 5' 10" x 3' 2" (1.78m x 0.96m)

Workshop 8' 5" x 9' 7" (2.56m x 2.93m) Max

Bedroom One 8' 11" x 9' 4" (2.72m x 2.84m) To Wardrobes

Bedroom Two 7' 9" x 10' 4" (2.36m x 3.14m)

Bedroom Three 7' 7" x 6' 11" (2.30m x 2.10m)

Bathroom 6' 3" x 6' 3" (1.90m x 1.90m)





Directions

From our office head south on Salisbury Road. At the roundabout take the third exit onto Ringwood Road. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge Street turn left then immediately right on to Eling Lane. Take the second right into Rose Road. Take the second right onto Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 traveling east. Take the first left into Rushington Ave. Turn left into Lackford Ave. Turn left into Bartley Avenue. Turn left into Rushington Lane and continue over the bridge. Turn right into Ibbotson Way. Take the fourth right into Surrey Close.

Distances

Motorway: 2.6 miles
 Southampton Airport: 9.9 miles
 Southampton City Centre: 5.9 miles
 New Forest Park Boundary: 0.7 miles
 Train Stations
 Ashurst: 2.3 miles
 Totton: 2.0 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: D
 Tenure Type: Freehold
 School Catchments
 Infant: Foxhills
 Junior: Foxhills
 Senior: Hounsdown

Energy Performance

Energy performance certificate (EPC)

34, Surrey Close Totton SOUTHAMPTON SO40 2DQ	Energy rating C	Valid until: 13 September 2030
		Certificate number: 9448-8071-7231-1840-5204

Property type	Semi-detached house
Total floor area	97 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

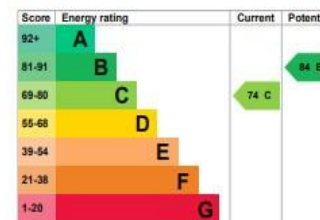
This property's energy rating is C. It has the potential to be B.

[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

