



19 Hunters Crescent | £599,000

Totton, Hampshire, SO40 7FA





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## Summary

This exceptional and generously extended family residence enjoys a discreet position at the end of a sought-after cul-de-sac and has been tastefully enhanced by the current owners. Immaculately presented throughout, the home offers four well-proportioned double bedrooms, each featuring built-in wardrobes, with the principal suite further benefitting from a luxurious en-suite shower room. The heart of the home is a stunning open-plan kitchen, dining, and family area designed for modern living, featuring bi-fold doors and a glazed canopy that bathe the space in natural light while offering views of the beautifully landscaped rear garden. A separate sitting room with an open fireplace provides a cosy retreat, while a generously sized home office adds to the property's versatile layout. To the front, a neatly edged driveway provides ample off-road parking and the enclosed, child-friendly rear garden offers an inviting setting for relaxation and entertaining alike.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 907 SQ FT / 84.3 SQ M  
FIRST FLOOR = 733 SQ FT / 68.1 SQ M  
TOTAL = 1640 SQ FT / 152.4 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1238716)

## Features

- An impressive detached family residence
- Extended and tastefully upgraded by the current owners
- Spacious open plan living area with bi fold doors to the garden
- Stylish fitted kitchen with integrated appliances and separate utility
- Sitting room with open fire place and a large study
- Four generous double bedrooms, with bespoke built in wardrobes to each
- Luxury en-suite shower room to bedroom one
- Landscaped and private rear garden
- Attractive frontage with off road parking for several vehicles
- Desirable cul-de-sac location

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

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## Ground Floor

A part glazed composite front door opens in to the welcoming entrance hall fitted with dark oak effect flooring which complements the crisp neutral decor. A bespoke storage system with hanging space for coats and shoe storage is neatly fitted under the stairs. The sitting room features an ornate open fireplace set on a granite hearth with a box bay window with shutters to the front aspect. The impressive open plan 'live in' kitchen, dining and family room are flooded with natural light from a glazed roof canopy and bi-fold doors to a patio seating area. Ample space is available for seating and family dining. The stylish two tone kitchen offers a range of wall and base units with contrasting quartz worksurfaces and breakfast bar, matching shelving and mood lighting. Integrated appliances include an eye level double oven, warming drawer, induction hob with down-draft extractor, dishwasher, wine cooler and space for an American fridge freezer. Other features include a larder unit with pull out shelves, corner carousel and a stable door to the rear garden. A utility room provides additional storage, plumbing for white goods and houses the gas fired boiler. What was once the garage is now a well appointed home office / reception with a cloakroom and wc adjacent.

## First Floor

The landing hosts the shelved airing cupboard and allows access to the part boarded loft space via a hatch. Bedroom one boasts an extensive range of built in storage and a luxury en-suite shower room with a walk in dual head shower, vanity unit with mounted wash basin, wc and heated towel rail. The remaining three bedrooms are all double rooms, each with built in wardrobes. The modern family bathroom comprises a P-shape bath with dual head shower over, wash basin, wc and heated towel rail.

## Parking

A neatly edged driveway and attractive landscaped frontage provides parking for several vehicles.

## Outside

A secure side gate accesses the enclosed and child friendly rear garden with a spacious patio seating area which abuts the rear of the property. ideal for entertaining. A pathway extends to the far side of the property with access to a garden store/workshop. A well tended lawn is flanked by raised planters and a mature tree on the rear boundary with a sun terrace in the far corner.

## Location

Hunters Crescent is a desirable cul-de-sac situated on the fringes of Totton ideally positioned 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.

## 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.

## Vendors position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Hazel Wood Infant & Foxhills Junior

## Secondary School

Hounslowdown Academy

## Council Tax

Band E - 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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