



21, Jessica Crescent, Totton, SO40 2BN
£550,000

brantons

Features

- Stunning Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Luxury Kitchen-Breakfast Room
- Conservatory & Utility Room
- Three Bathrooms
- Downstairs W.C
- Detached Double Garage
- Ample Driveway Parking
- Enclosed Rear Garden



Property

Brantons Independent Estate Agents are delighted to offer for sale this imposing detached executive style family home. Constructed in 2003 by reputable builder Wimpey Homes this versatile home has accommodation arranged over three floors.

The ground floor begins with an entrance hall, spacious lounge with dual aspect bay windows, a dining room, kitchen-diner, utility room, large UPVC conservatory, and a downstairs W.C.

The turning staircase takes you to the first floor which consists of three bedrooms with the master benefiting from the luxury use of an en-suite shower room, and from the landing there is a four piece family bathroom.

On the second storey are two further bedrooms, and a shower room. All bedrooms bar one benefit from the use of built in wardrobes.

Additional features of the property include driveway parking for two vehicles leading to a larger than average detached double garage and an enclosed rear garden that has been mainly laid to lawn with a selection of bushes and plants.

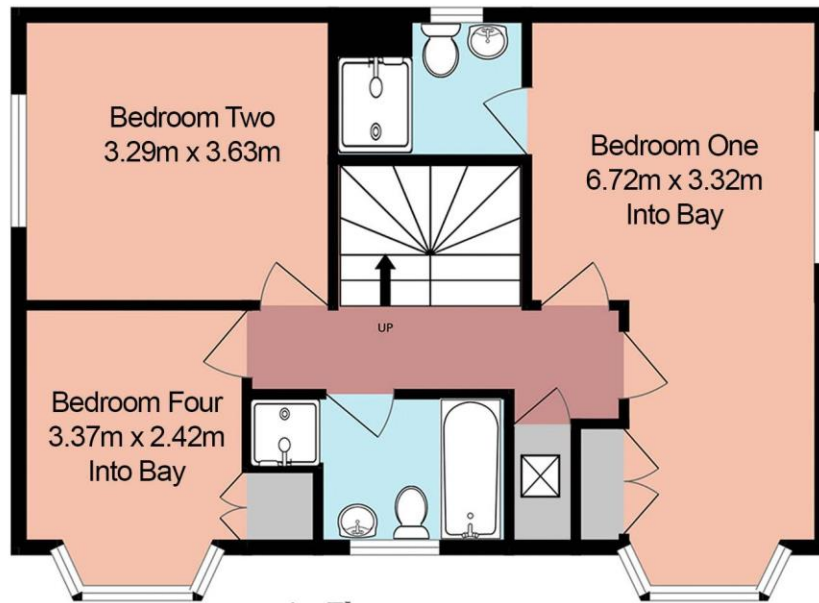
To fully appreciate the location and accommodation on offer, an internal inspection is highly advised.



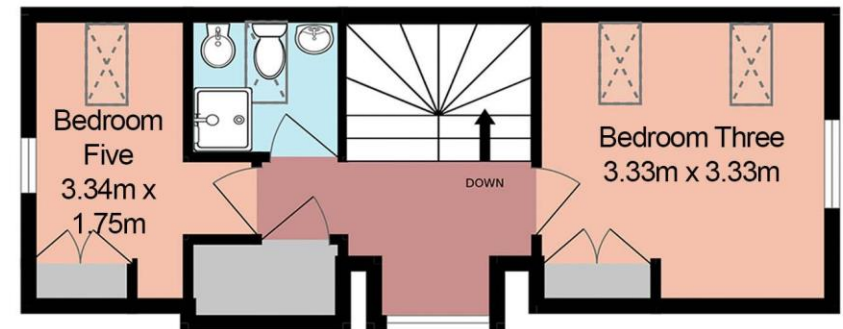
Area

The preferred residential area of Hazel Farm was largely developed during the 2000's and is situated on the eastern edge of the New Forest. Hazel Farm is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a motorway. The town of Totton has a number of shops including two large super markets, pubs and food outlets. Locals enjoy easy access to a vast array of shopping at Southampton's West Quay shopping centre which is only around six miles away. Families enjoy the close proximity to the New Forest National Park with its enjoyable walks and picturesque villages.

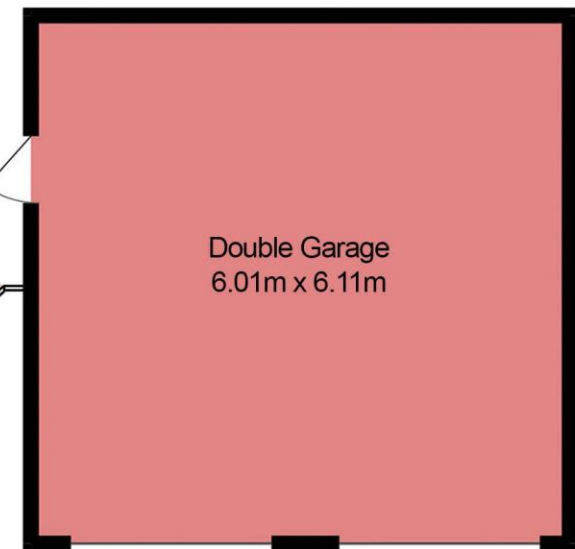
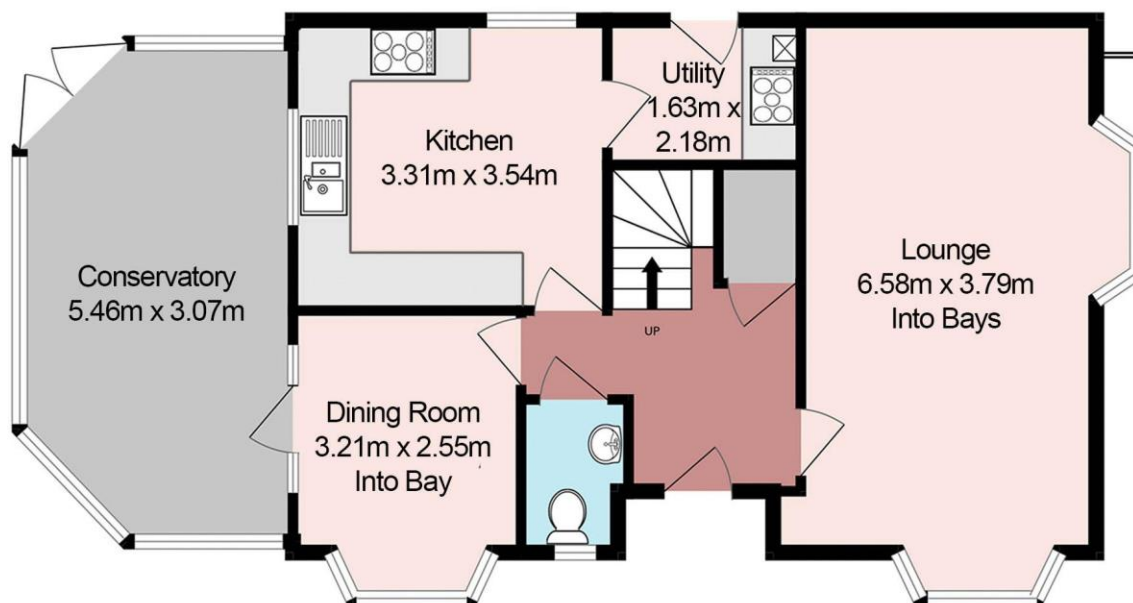




1st Floor
57.3 sq.m. approx.



2nd Floor
30.2 sq.m. approx.



Ground Floor
108.5 sq.m. approx.

TOTAL FLOOR AREA : 196.1 sq.m. approx.

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Accommodation

Lounge 21' 7" x 12' 5" (6.58m x 3.79m) Into Bay

Kitchen 10' 10" x 11' 7" (3.31m x 3.54m)

Dining Room 10' 6" x 8' 4" (3.21m x 2.55m)

Conservatory 17' 11" x 10' 1" (5.46m x 3.07m)

Utility Room 5' 4" x 7' 2" (1.63m x 2.18m)

Downstairs W.C 5' 0" x 4' 0" (1.53m x 1.22m)

Double Garage 19' 9" x 20' 1" (6.01m x 6.11m)

Bedroom One 22' 1" x 10' 11" (6.72m x 3.32m)

En-suite 5' 3" x 7' 2" (1.61m x 2.19m)

Bedroom Two 10' 10" x 11' 11" (3.29m x 3.63m)

Bedroom Three 11' 1" x 7' 11" (3.37m x 2.42m) Into Bay

Bathroom 5' 7" x 9' 6" (1.69m x 2.89m) Into Shower

Bedroom Four 10' 11" x 10' 11" (3.33m x 3.33m)

Bedroom Five 10' 11" x 5' 9" (3.34m x 1.75m)

Shower Room 6' 0" x 5' 10" (1.82m x 1.79m)





Directions

1) From our office head west on Water Lane toward Popes Lane. 2) Turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the second right onto Garland Way. 5) Turn left onto Oleander Drive. 6) Turn right onto Barberry Drive. 7) Turn right onto Jessica Crescent. The property will be found on the right hand side.

Distances

Motorway: 2.0 miles
Southampton Airport: 9.9 miles
Southampton City Centre: 5.9 miles
New Forest Park Boundary: 1.3 miles
Train Stations
Ashurst: 3.9 miles
Totton: 2.1 miles

Information

Local Authority: New Forest District Council
Council Tax Band: F
Tenure Type: Freehold
School Catchments
Infant: Calmore
Junior: Calmore
Senior: Testwood

Energy Performance

Energy performance certificate (EPC)

21 Jessica Crescent Totton SOUTHAMPTON SO40 2BN	Energy rating C	Valid until:	17 July 2035
		Certificate number:	9200-5889-0422-8595-3353
Property type		Detached house	
Total floor area		148 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 C.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

