



96, Lackford Avenue, Totton, SO40 9DH  
£565,000



## Features

- Extended & Refurbished Detached Family Home
- Three Bedrooms
- Impressive Open-Plan Modern Living
- Lounge with Feature Fireplace, Bay Window and AGA Duel Fuel Woodburner
- Contemporary Kitchen with Breakfast Bar & Fitted Appliances
- Four Piece Family Bathroom
- Low Maintenance Driveway Parking for Several Vehicles
- Private Garden Backing onto Greenery with Summer House & Luxury Pergola
- 13 Solar Panels (5.72kW) Supplying Two Tesla Batteries (Combined 27kWh)
- Ideal Future Proof Property Presented Beautifully Throughout



## Property

Brantons Independent Estate Agents are delighted to offer to the market this much improved detached family home situated in the highly sought-after residential area of Rushington.

The well-proportioned layout offers versatile living space, generous room sizes, and excellent modern family orientated living. The ground floor begins with an entrance hall with wood flooring, large storage cupboard, and a W.C. The hall in turn leads to a spacious lounge with box bay window and dual aspect side window allowing plenty of natural light, and there is a feature brickwork fireplace with AGA dual fuel wood-burner. The hall also takes you through to a contemporary kitchen with breakfast bar, and a range of fitted appliances including a five-burner range cooker, extractor hood, Belfast sink, and wine cooler. The kitchen is open plan with the rear extension and its impressive living space measuring approximately 22.5ft in width. This stunning and sociable space is perfect for entertaining and features wood flooring, a split face tiled fireplace, as well as two Velux style windows, sliding rear patio doors, and three side windows which all together give an abundance of sunlight for an airy and relaxing feel. The living space continues to wrap around the corner to a dining area with plenty of room for a six seater table and chairs. The staircase wraps around to the first floor landing with feature decorative window and upstairs, the property is comprised of three well-proportioned bedrooms, with bedrooms one and two enjoying the use of built in wardrobes. All bedrooms are served by a four-piece family bathroom. To the rear of the property is private garden that backs onto a pleasant green setting. The garden is largely laid to lawn with patio seating area, and there is a recently installed high grade pergola with fully adjustable shutters, LED lighting, and the ability to fully enclose oneself within the side bug mesh guard whilst still enjoying the outdoor breeze.

This makes it a perfect area for al fresco dining during the summer months. Furthermore, there is a large timber summer house with separate storage facility for tool or bicycle storage. The front provides plenty of shingle stone driveway parking for several vehicles.

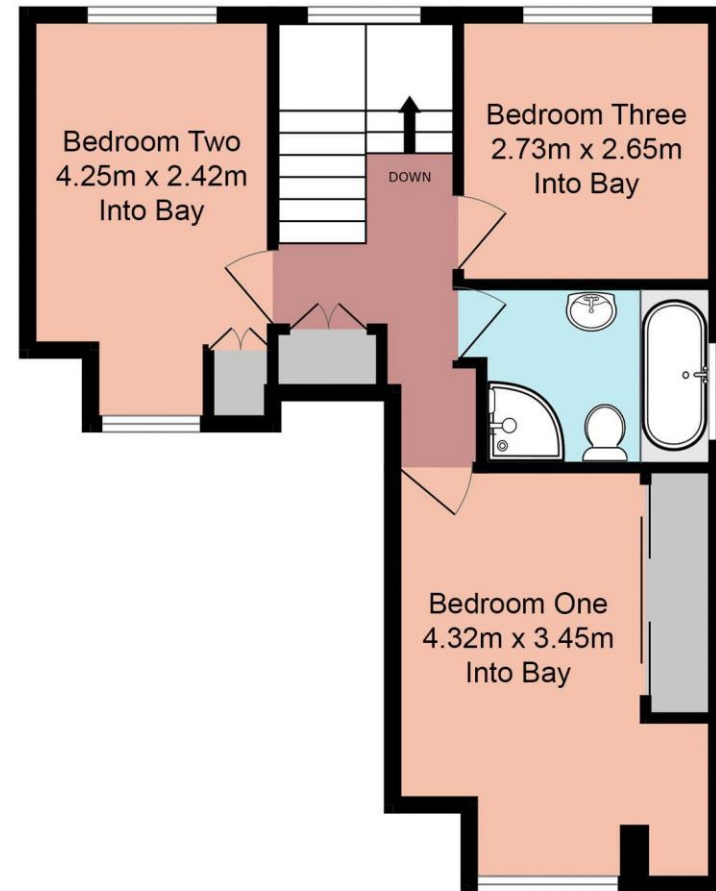
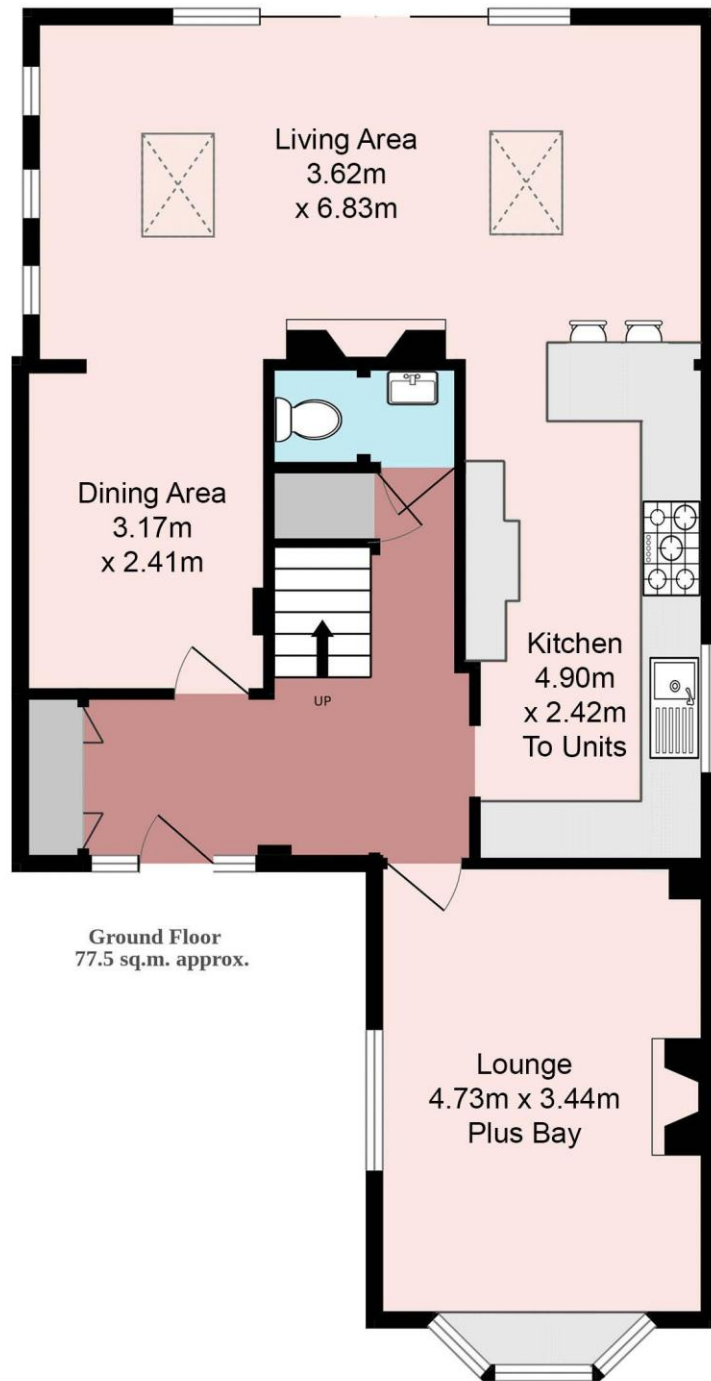
Since their acquisition of this property, the owners have made a vast number of improvements including newly installed anthracite windows and external doors (fitted 2025), and the installation of 13 double aspect rooftop solar panels (rated 5.72kW), supplying two Tesla batteries (combined 27kWh of storage) for personal use, and the option to sell back into the grid. This is a fantastic opportunity to purchase a spacious family home in a highly sought after location, close to local amenities, reputable schools (Foxhills/ Hounslow), and excellent transport links, making it ideal for families. Brantons advise that an early viewing is highly recommended to fully appreciate the charm and space this home has to offer.



## Area

Rushington is a residential suburb of Totton but is a community in its own right. The housing is diverse and consists of substantial family homes and bungalows. Rushington offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park. Just a short walk away, in Rumbridge Street, there are various shops as well as a local public house and a restaurant. The area also falls within the highly preferred Foxhills and Hounslow school catchments.





## Accommodation

**Living Area** 11' 11" x 22' 5" (3.62m x 6.83m)

**Dining Area** 10' 5" x 7' 11" (3.17m x 2.41m)

**Kitchen** 16' 1" x 7' 11" (4.90m x 2.42m) to units

**Lounge** 15' 6" x 11' 3" (4.73m x 3.44m) plus bay

**Downstairs W.C** 3' 5" x 6' 1" (1.03m x 1.86m)

**Bedroom One** 14' 2" x 11' 4" (4.32m x 3.45m) into bay

**Bedroom Two** 13' 11" x 8' 3" (4.25m x 2.52m) into bay

**Bedroom Three** 8' 11" x 8' 8" (2.73m x 2.65m)

**Bathroom** 6' 2" x 8' 1" (1.89m x 2.47m)





## Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave and at the end of the road turn right onto Lackford Avenue.

## Distances

Motorway: 1.5 miles  
 Southampton Airport: 8.8 miles  
 Southampton City Centre: 4.9 miles  
 New Forest Park Boundary: 1.4 miles  
 Train Stations  
 Ashurst: 2.7 miles  
 Totton: 1.0 miles

## Information

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

## Energy Performance

### Energy performance certificate (EPC)

96 Lackford Avenue Totton SOUTHAMPTON SO40 9DH	Energy rating <b>D</b>	Valid until: 14 July 2032 Certificate number: 9750-3018-4203-7742-3204
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Property type	Detached house
Total floor area	131 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 D. 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

