

268, Calmore Road, Calmore, SO40 2RE

£695,000

brantons



Features

- Substantial Detached Bungalow Offering Excellent Versatility
- Four Bedrooms with En-suite Shower Room to Master
- Spacious Lounge with French Doors
- Impressive Open Plan Kitchen with Island, Integral Appliances and Sun Tunnels
- Adjoining Utility Room to Kitchen with Sink & Glazed External Door
- Large UPVC Conservatory
- Modern Bathroom & Additional W.C Accessed via Hall
- Driveway Parking for Many Vehicles Leading to Integral Garage
- Sizable Rear Garden (Approx 135ft by 60ft) with Workshop Benefiting from Power & Lighting
- Close Proximity To Local Amenities & Transport Links







Property

Brantons Independent Estate Agents are delighted to present for sale this spacious and well-proportioned detached bungalow, offering an impressive amount of versatile accommodation alongside exceptional outside space.

The property provides four generously sized bedrooms, including a principal bedroom benefiting from its own en-suite facilities, together with a separate family bathroom.

The internal accommodation further comprises a welcoming entrance hall, a substantial lounge measuring over 20ft in length, an impressive kitchen-diner providing ample space for both cooking and entertaining, a useful separate utility room and a conservatory overlooking the rear garden.

Externally, the property continues to impress, with extensive driveway parking providing ample space for numerous vehicles and the added benefit of dual gated access, offering excellent practicality and security.

The rear garden is a particularly notable feature, measuring approximately 135ft in depth and almost 60ft in width, providing an outstanding amount of outdoor space with considerable potential for a variety of uses. There is also a substantial workshop benefiting from power and lighting, ideal for those requiring additional storage, a hobby space or somewhere to work from home. Further benefits include a sizeable attached garage.



Offering generous accommodation, excellent parking facilities and an exceptionally large garden, this substantial detached bungalow presents a fantastic opportunity for families and purchasers seeking a property with plenty of space both inside and out.

An early viewing is highly recommended to fully appreciate the accommodation and outside space on offer.



Area

Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.



Ground Floor
169.1 sq.m. approx.

Accommodation

Lounge 11' 0'' x 20' 4'' (3.36m x 6.21m)

Kitchen 24' 7'' x 16' 11'' (7.50m x 5.15m) Max

Conservatory 11' 1'' x 10' 10'' (3.37m x 3.31m)

Utility Room 11' 10'' x 8' 0'' (3.60m x 2.45m)

Garage 24' 1'' x 8' 10'' (7.33m x 2.70m)

Bedroom One 16' 8'' x 11' 9'' (5.09m x 3.59m)

En-suite 5' 0'' x 6' 1'' (1.53m x 1.86m)

Bedroom Two 11' 11'' x 11' 11'' (3.63m x 3.64m)

Bedroom Three 7' 10'' x 17' 3'' (2.40m x 5.26m)

Bedroom Four 9' 4'' x 8' 2'' (2.85m x 2.50m)

Bathroom 9' 6'' x 5' 7'' (2.90m x 1.69m)

W.C 5' 5'' x 2' 7'' (1.65m x 0.79m)

















Directions

Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands. The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.

Distances

Motorway: 2.4 miles

Southampton Airport: 10.4 miles

Southampton City Centre: 5.9 miles

New Forest Park Boundary: 1.6 miles

Train Stations Ashurst: 4.4 miles

Totton: 1.9 miles

Information

Local Authority: New Forest District Council

Council Tax Band: E

Tenure Type: Freehold

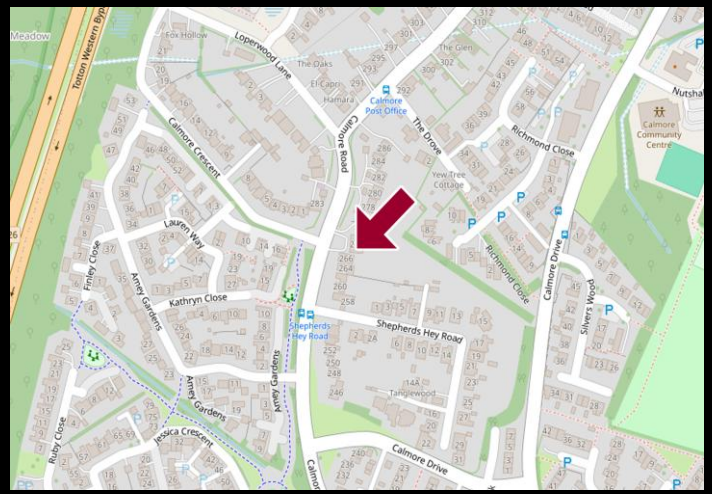
School Catchments Infant: Calmore

Junior: Calmore

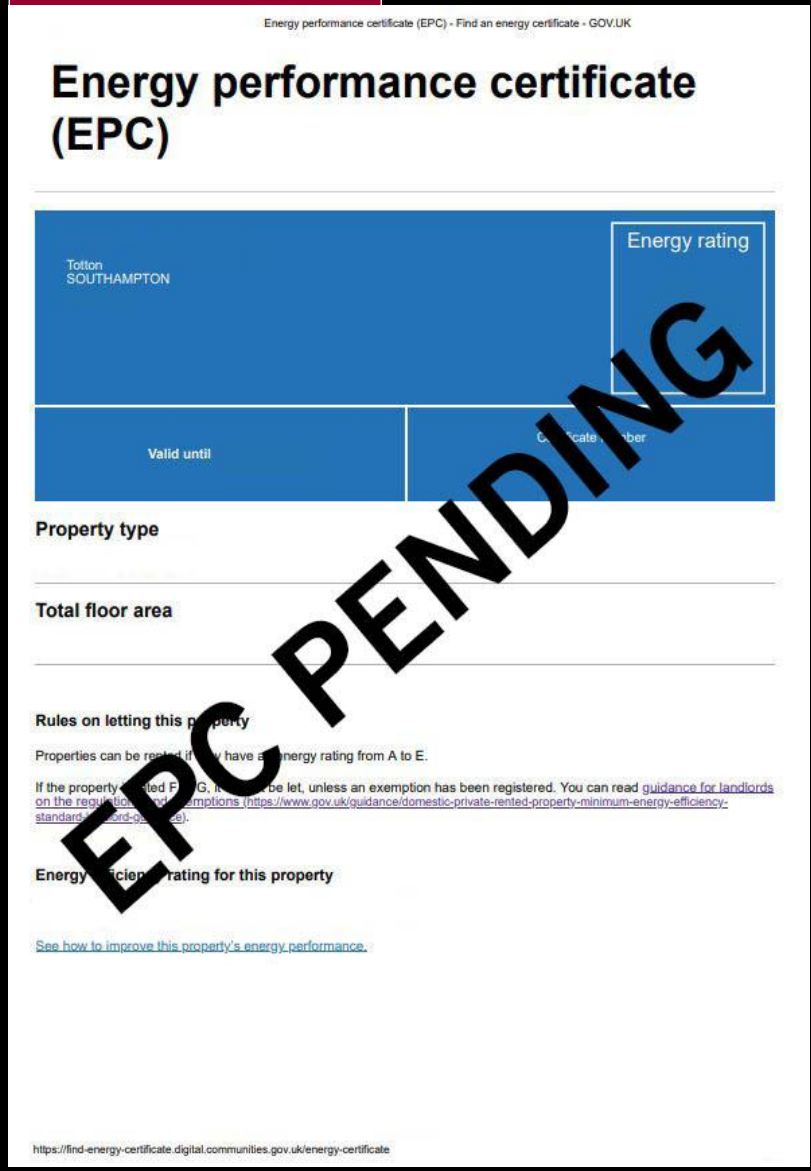
Senior: Testwood







Energy Performance





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.