

230, Ringwood Road, Totton, SO40 8EB

£460,000

brantons



Property

Brantons Independent Estate Agents are delighted to offer for sale with no forward chain this substantial detached house situated on a convenient residential road in Totton. The property offers well-proportioned accommodation, with a welcoming entrance porch and hall leading to a comfortable lounge featuring a large bay window and additional side window, while the spacious open plan kitchen-diner provides an excellent social and family space with a range of fitted units and ample room for dining. From here, French doors lead into a particularly impressive conservatory, which enjoys views and access over the rear garden and provides a versatile additional reception space. A modern ground floor shower room completes the downstairs accommodation.

On the first floor are three well-proportioned bedrooms, together with a family bathroom. Outside, the property benefits from driveway parking to the front for at least two cars, whilst to the rear is a fantastic garden approaching 100ft in length, offering generous lawned areas, established hedging and mature planting, patio seating area and a number of useful outbuildings, providing excellent potential for those who enjoy outdoor entertaining, gardening or require additional storage and workshop space. The property offers spacious accommodation together with an private and generous rear garden, making it a versatile home for families. The property is conveniently positioned on Ringwood Road in Totton, providing close access to the town and its range of everyday amenities, whilst the surrounding area offers excellent road and rail links for those commuting further afield.



Features

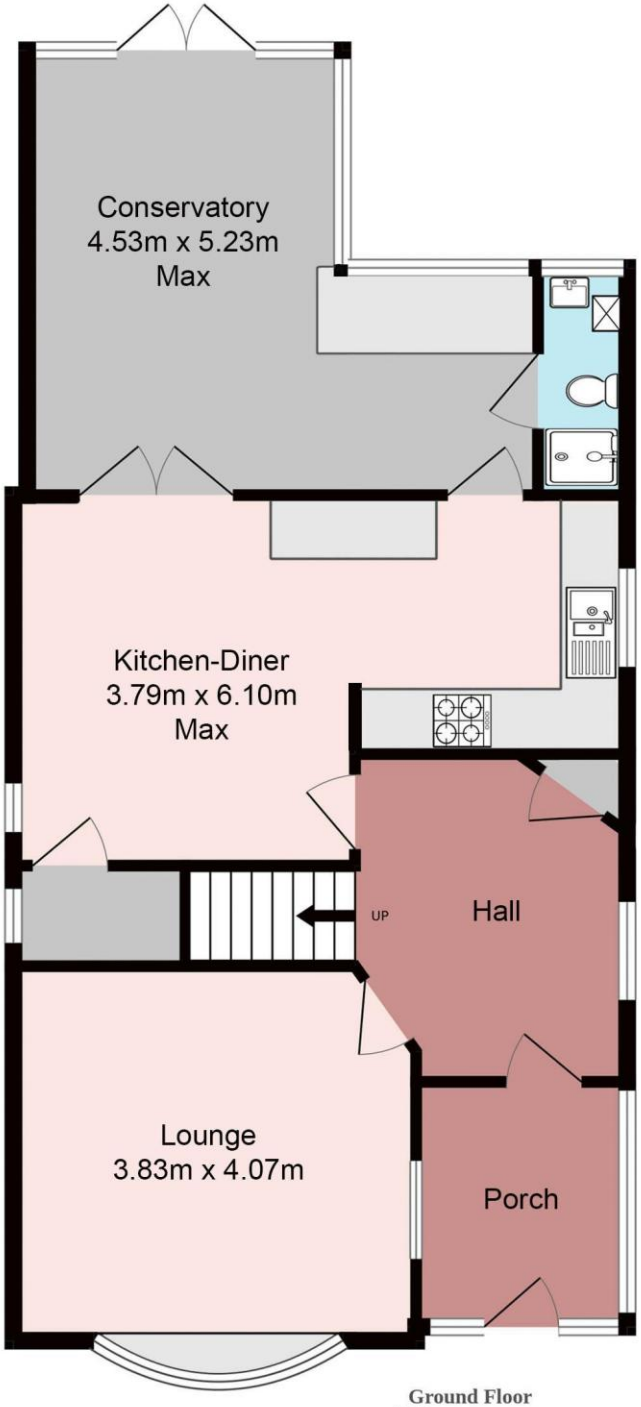
- *NO FORWARD CHAIN*
- Substantial Detached Family Home
- Three Double Bedrooms
- Lounge with Dual Aspect Windows
- Open Plan Kitchen-Diner
- Large UPVC Conservatory
- Downstairs W.C/ Shower Room & Family Bathroom
- Driveway Parking
- Private Rear Garden 100ft in Length
- Convenient Central Location Close To Local Amenities



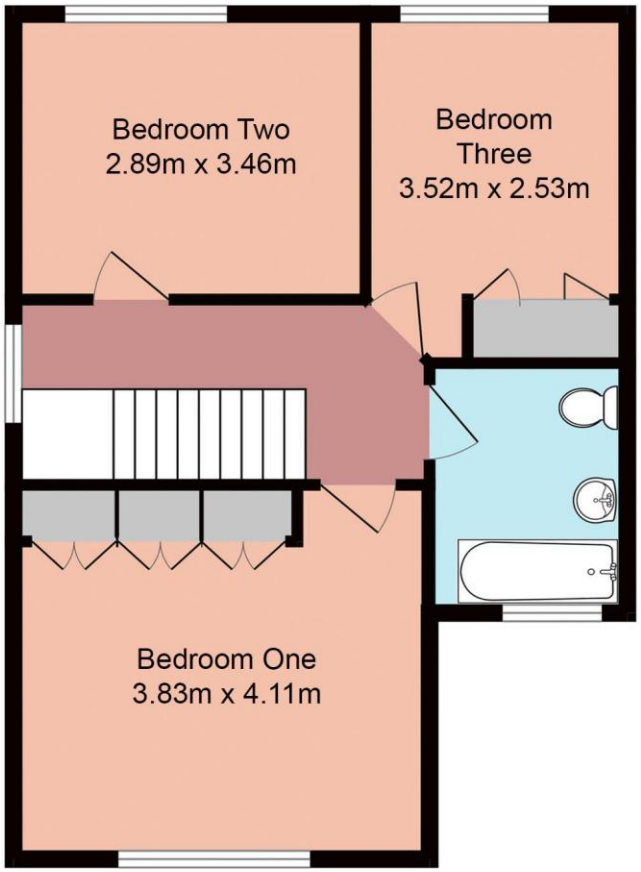
Area

Totton is situated on the eastern edge of the New Forest National Park and is within 5 miles of Southampton's renewed West Quay shopping centre and access to the Isle of Wight. 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 school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.



Ground Floor
75.2 sq.m. approx.



1st Floor
48.6 sq.m. approx.

Accommodation

Porch 6' 11'' x 6' 5'' (2.12m x 1.95m)

Lounge 12' 7'' x 13' 4'' (3.83m x 4.07m)

Dining Room 12' 5'' x 11' 4'' (3.79m x 3.46m)

Kitchen 8' 10'' x 8' 7'' (2.70m x 2.61m)

Conservatory 14' 10'' x 17' 2'' (4.53m x 5.23m) Max

Shower Room 7' 7'' x 3' 0'' (2.32m x 0.91m)

Bedroom One 12' 7'' x 13' 6'' (3.83m x 4.11m)

Bedroom Two 9' 6'' x 11' 4'' (2.89m x 3.46m)

Bedroom Three 11' 7'' x 8' 4'' (3.52m x 2.53m)

Bathroom 8' 4'' x 6' 2'' (2.54m x 1.88m)



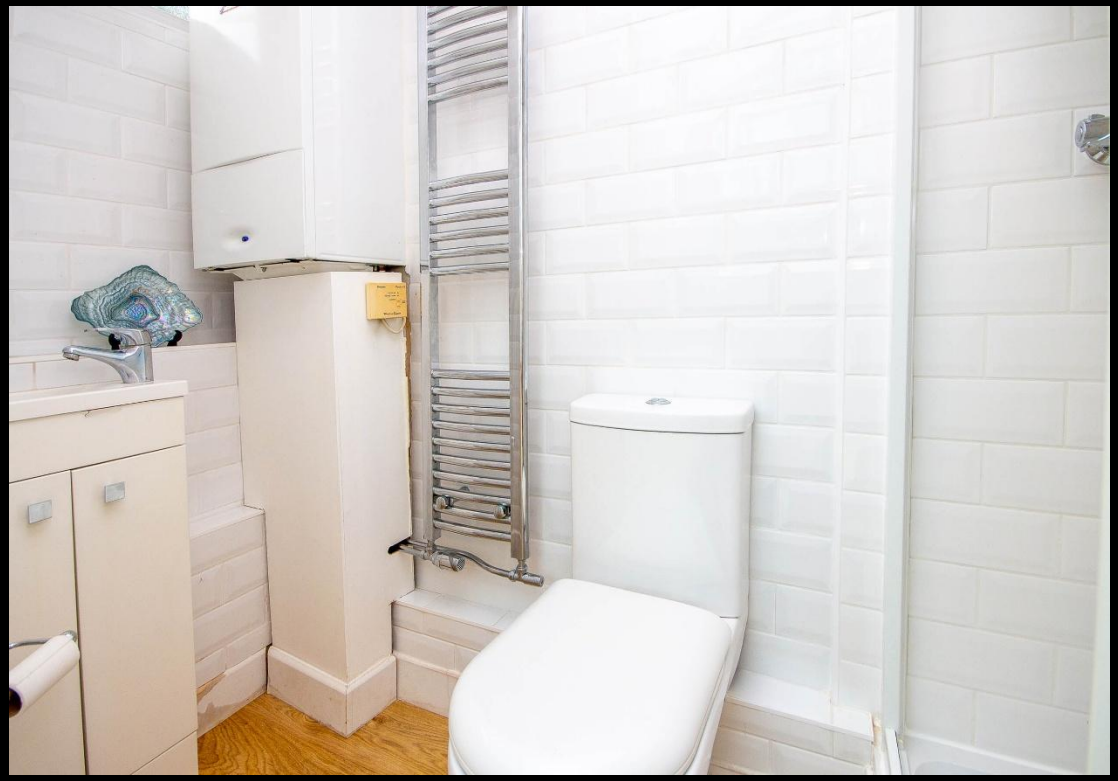














Directions

1) From our office head South on Salisbury Road/A36. 2) At the roundabout take the 3rd exit on to Ringwood Road/A336. 3) At the roundabout continue straight across. 4) Continue on Ringwood Road 5) The property will be found on the right hand side.

Distances

Motorway: 1.5 miles

Southampton Airport: 8.7 miles

Southampton City Centre: 4.9 miles

New Forest Park Boundary: 1.1 miles

Train Stations Ashurst: 3.6 miles

Totton: 0.9 miles

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

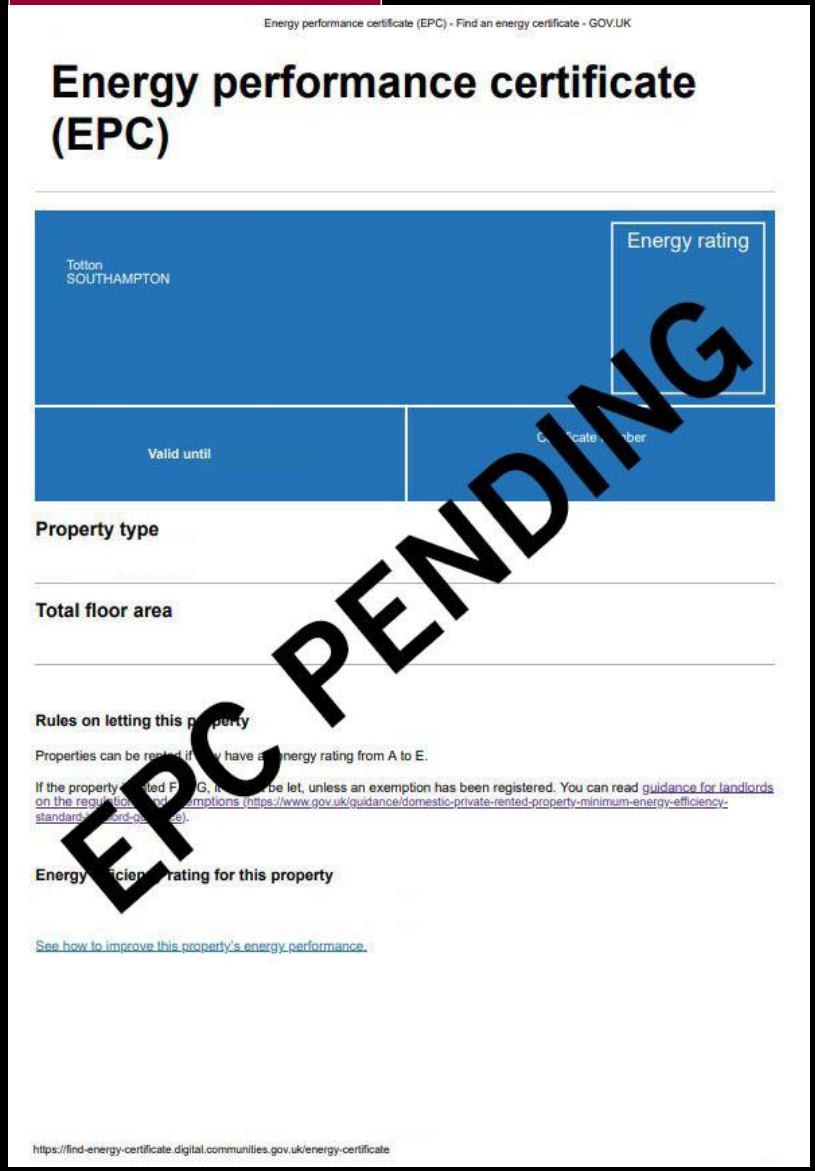
School Catchments Infant: Lydlynch

Junior: Abbotswood

Senior: Testwood



Energy Performance



EPC PENDING







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.