



17, Hunters Crescent, Totton, SO40 7FA
£535,000

brantons

Features

- *NO FORWARD CHAIN*
- Detached Family Home in Need of Modernisation
- Four Generous Double Bedrooms with En-suite to Master (Plumbing Only)
- Spacious Lounge with Feature Fireplace
- Dining Room with French Doors
- Open Plan Kitchen-Diner with Useful Adjacent Utility Room
- Downstairs W.C & Sizable First Floor Family Bathroom
- Block Paved Driveway Leading to Integral Garage
- Southerly Facing Garden Incorporating Two Large Outbuildings
- Highly Sought After Cul-de-sac Location



Property

Situated in a highly sought after cul-de-sac within the popular residential area of West Totton, this substantial detached family home offers generous and versatile accommodation, ideal for growing families. With spacious reception rooms, a large kitchen-diner, integral garage, detached workshop and well-proportioned bedrooms, this property provides everything needed for modern family living.

The ground floor comprises a welcoming entrance hall with W.C, a bright and spacious lounge featuring a charming bay window and fireplace, a separate dining room with French doors opening onto the rear garden, and a superb kitchen-diner offering ample worktop and cupboard space for both everyday living and entertaining. A useful utility room provides additional storage and laundry facilities, while the integral garage offers further flexibility for storage, parking or potential conversion (subject to the necessary consents). Upstairs, the property boasts four well-sized bedrooms. The impressive master bedroom benefits from its own en-suite (plumbing only, no suite in situ), while the remaining bedrooms are served by a sizable family bathroom. Externally, the property enjoys block paved driveway parking leading to the integral garage, together with an additional detached garage and a separate detached workshop, providing excellent space for hobbies and storage. The private walled rear garden is mainly laid to lawn and offers an ideal setting for relaxing and entertaining and enjoys a sunny Southerly aspect.

Conveniently positioned within easy reach of local schools, shops, recreational facilities and excellent transport links, including easy access to Southampton, the New Forest National Park and the M27 motorway, this fantastic family home combines space, practicality and an enviable location.

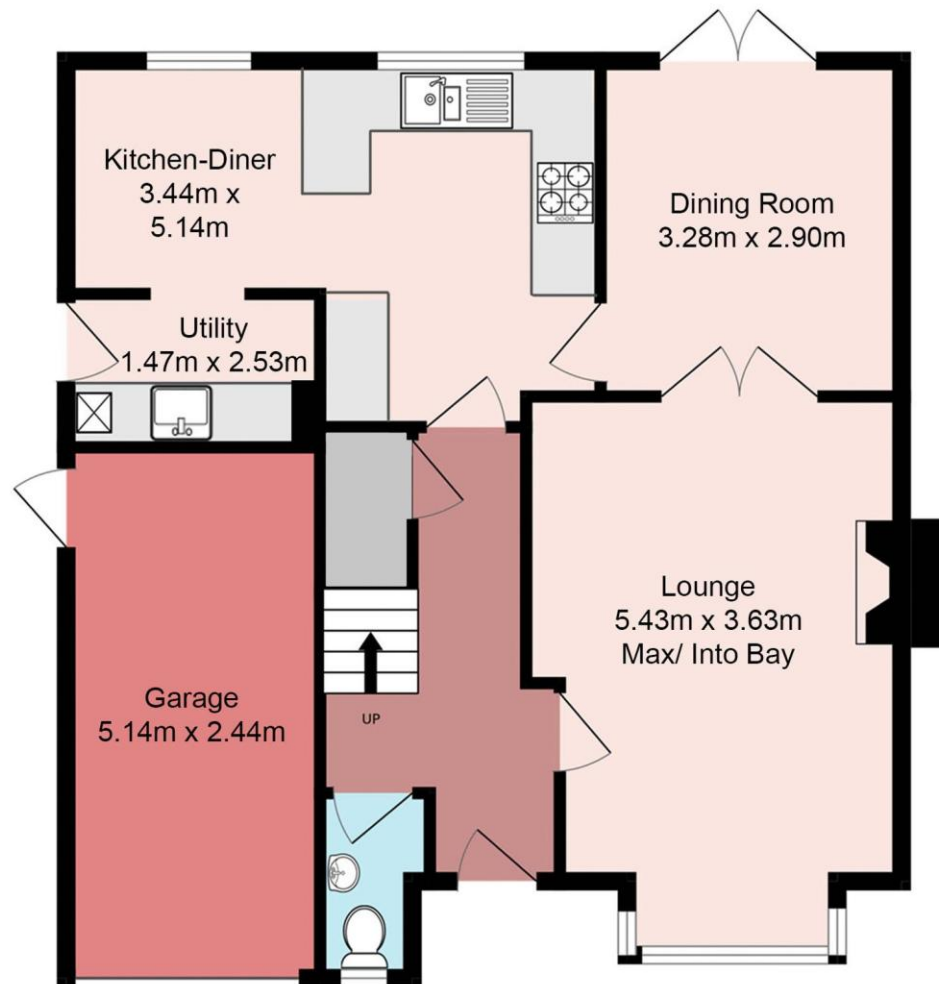
AGENTS NOTES; The property is in need of significant renovation throughout. We ask that all prospective purchasers consider the time and cost implications of this before arranging a viewing.



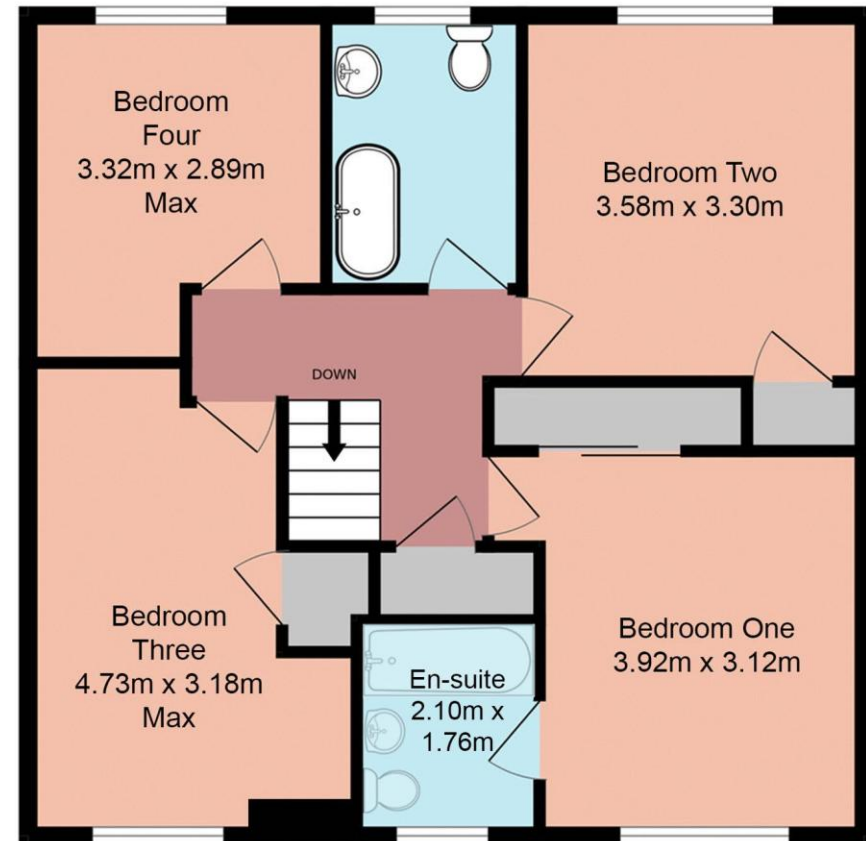
Area

The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton 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. West Totton is also home to the Hangar Farm Arts Centre which provides the community with a professional entertainment venue showing an exhilarating array of exhibitions and performing arts. 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 five miles away. Families enjoy the close proximity to the New Forest National Park with its enjoyable walks and picturesque villages.





GROUND FLOOR



FIRST FLOOR

Accommodation

Hall 14' 11" x 6' 9" (4.55m x 2.07m) Max

Lounge 17' 10" x 11' 11" (5.43m x 3.63m) Max/ Into Bay

Dining Room 10' 9" x 9' 6" (3.28m x 2.90m)

Kitchen-Diner 16' 10" x 11' 3" (5.14m x 3.44m) Max

Utility Room 4' 10" x 8' 4" (1.47m x 2.53m)

Downstairs W.C 3' 5" x 5' 8" (1.05m x 1.73m) Max

Bedroom One 12' 10" x 10' 3" (3.92m x 3.12m)

En-suite 6' 11" x 5' 9" (2.10m x 1.76m)

Bedroom Two 11' 9" x 10' 10" (3.58m x 3.30m)

Bedroom Three 15' 6" x 10' 5" (4.73m x 3.18m) Max

Bedroom Four 10' 11" x 9' 6" (3.32m x 2.89m)

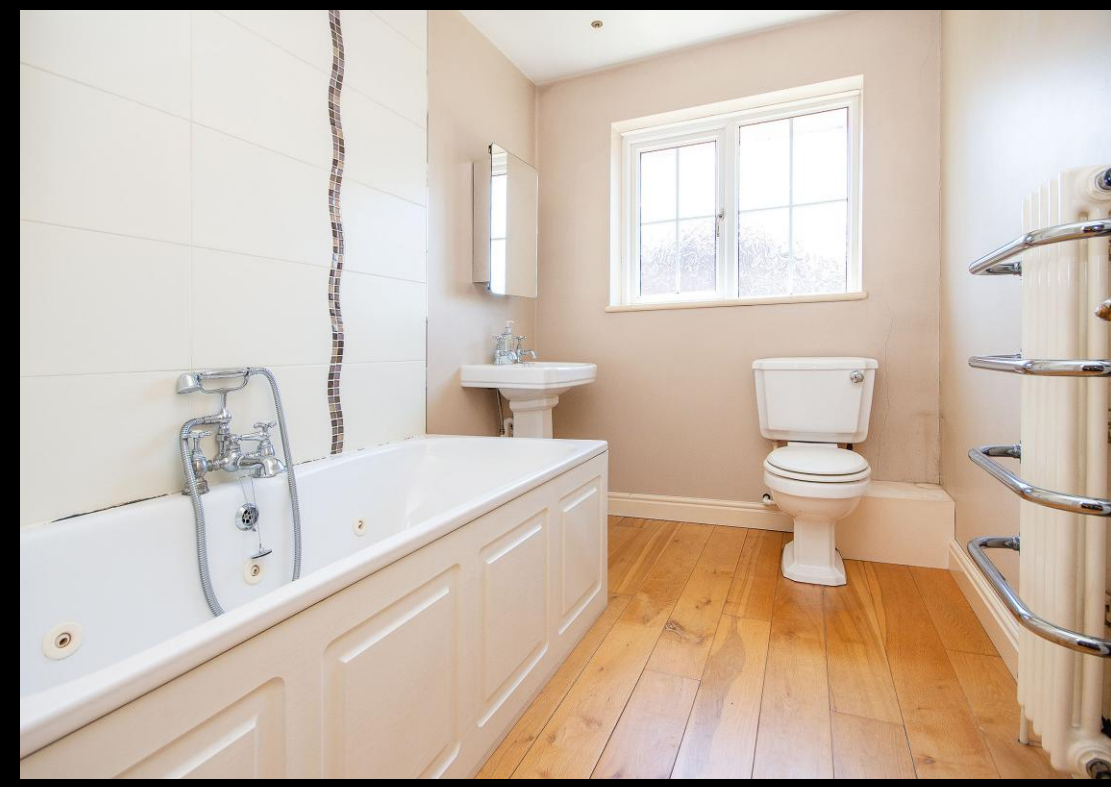
Bathroom 8' 10" x 6' 1" (2.70m x 1.86m)

Integral Garage 16' 10" x 8' 0" (5.14m x 2.44m)

Workshop 12' 4" x 8' 7" (3.77m x 2.62m)

Detached Garage 11' 2" x 17' 6" (3.40m x 5.34m)





Directions

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the roundabout, make a U turn and turn left into Hunters Crescent.

Distances

Motorway: 2.6 miles
Southampton Airport: 10.7 miles
Southampton City Centre: 6.3 miles
New Forest Park Boundary: 0.8 miles
Train Stations
Ashurst: 2.8 miles
Totton: 1.8 miles

Information

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

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON		Energy rating
Valid until	Certificate number	

Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-\(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-(meps))).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

EPC PENDING

