



20, Coriander Drive, Totton, SO40 8FS
£499,950

brantons



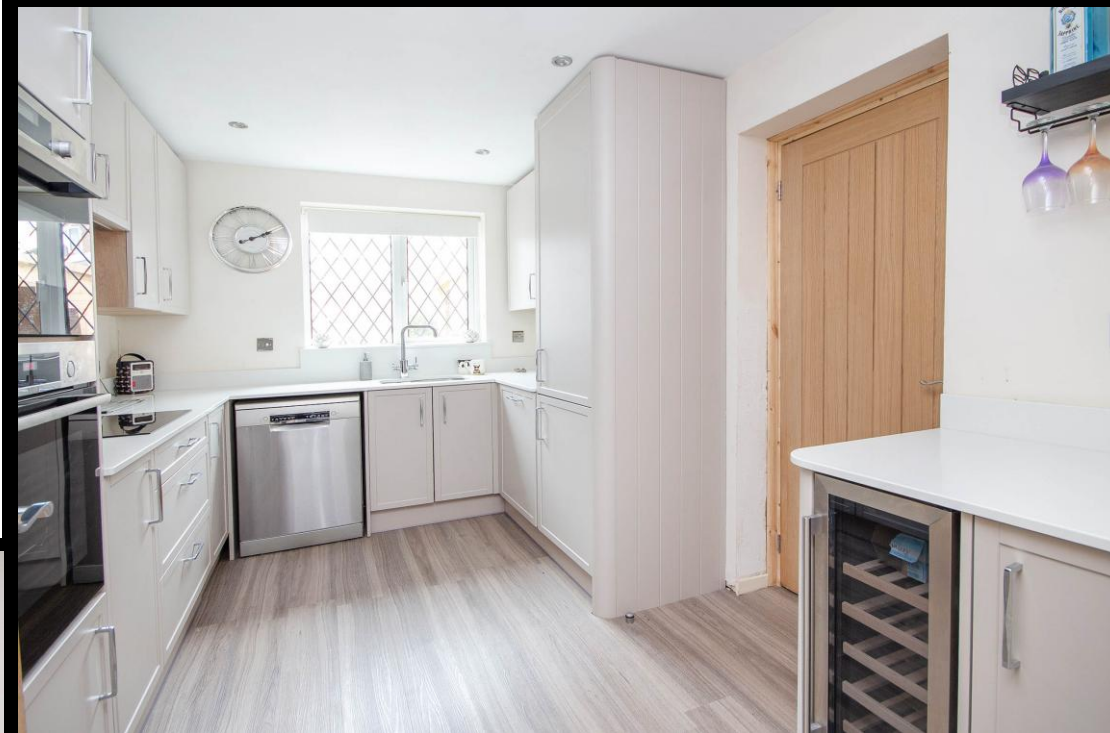
Property

Brantons Independent Estate Agents are delighted to offer for sale this substantial and highly versatile detached family home, situated in a sought-after residential location and offering exceptionally well-proportioned accommodation. The ground floor begins with a welcoming entrance hallway with W.C and stairs to the first floor. There is a generous lounge measuring in excess of 19 feet in length, providing an excellent space for relaxing and entertaining. The lounge leads through to a separate dining room, which in turn opens into a bright conservatory overlooking the rear garden. The refitted and modern kitchen offers ample Quartz worktop space and a range of integral appliances including induction hob, combi oven/microwave, and a fridge freezer. The kitchen is complemented by a large utility room. Also on the ground floor is a fifth bedroom, ideal for guests, a home office or playroom. An integral garage provides additional storage.

On the first floor, the property boasts four bedrooms, all benefiting from built-in wardrobes. The master bedroom is a particularly impressive size and features a bay window and a luxury en-suite shower room. The remaining bedrooms are served by a family bathroom, creating a practical layout for busy family life. Externally, the property offers block paved driveway parking to the front leading to the garage, while the rear garden provides an ideal setting for outdoor enjoyment and entertaining. The garden is largely laid to lawn with patio seating area. This impressive home combines generous living accommodation with flexible bedroom arrangements, making it perfectly suited to growing families or those seeking multi-generational living. Early viewing is strongly recommended to appreciate the space and potential this superb property has to offer.

Features

- Substantial Detached Family Home
- Four Bedrooms, all with Built-In Wardrobes + Further Ground Floor Bedroom
- Spacious Lounge with Bay Window & Feature Fireplace
- Dining Room With Sliding Patio Door Leading into UPVC Conservatory
- Modern Refitted Kitchen & Separate Utility Room
- Downstairs W.C
- Family Bathroom & En-suite to Master
- Block Paved Driveway Leading to an Integral Garage
- Private Rear Garden with Lawn & Patio Seating Area
- New Vaillant Boiler Installed Late 2025

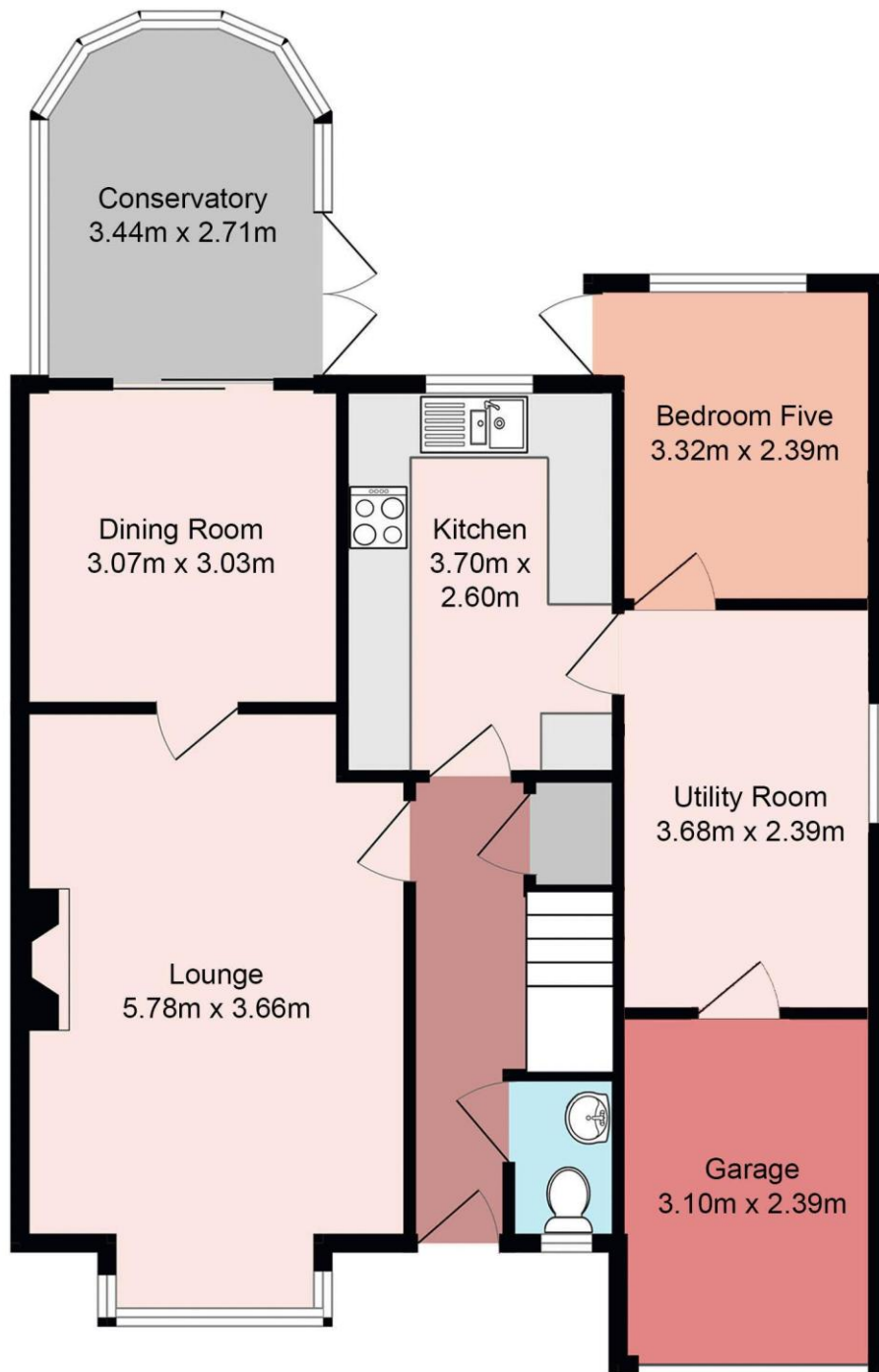


Area

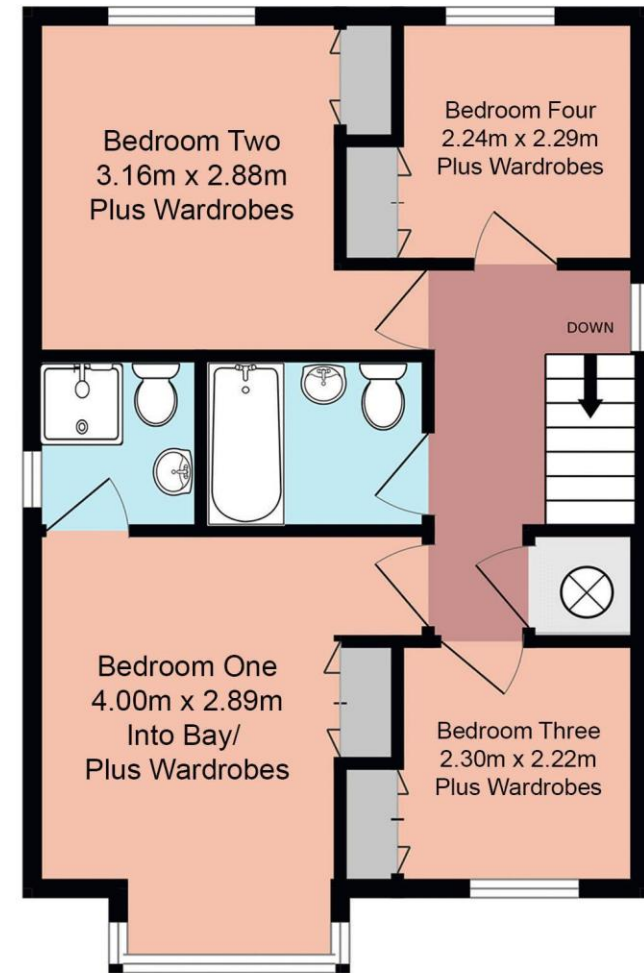
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of 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
80.2 sq.m. approx.



1st Floor
47.0 sq.m. approx.

Accommodation

Lounge 19' 0" x 12' 0" (5.78m x 3.66m)

Dining Room 10' 1" x 9' 11" (3.07m x 3.03m)

Conservatory 11' 3" x 8' 11" (3.44m x 2.71m)

Kitchen 12' 2" x 8' 6" (3.70m x 2.60m)

Utility Room 12' 1" x 7' 10" (3.68m x 2.39m)

Downstairs W.C 5' 2" x 3' 5" (1.58m x 1.04m)

Bedroom Five 10' 11" x 7' 10" (3.32m x 2.39m)

Bedroom One 13' 1" x 9' 6" (4.00m x 2.89m) Into Bay/ Plus Wardrobes

En-suite 5' 6" x 5' 0" (1.68m x 1.53m)

Bedroom Two 10' 4" x 9' 5" (3.16m x 2.88m) Plus Wardrobe

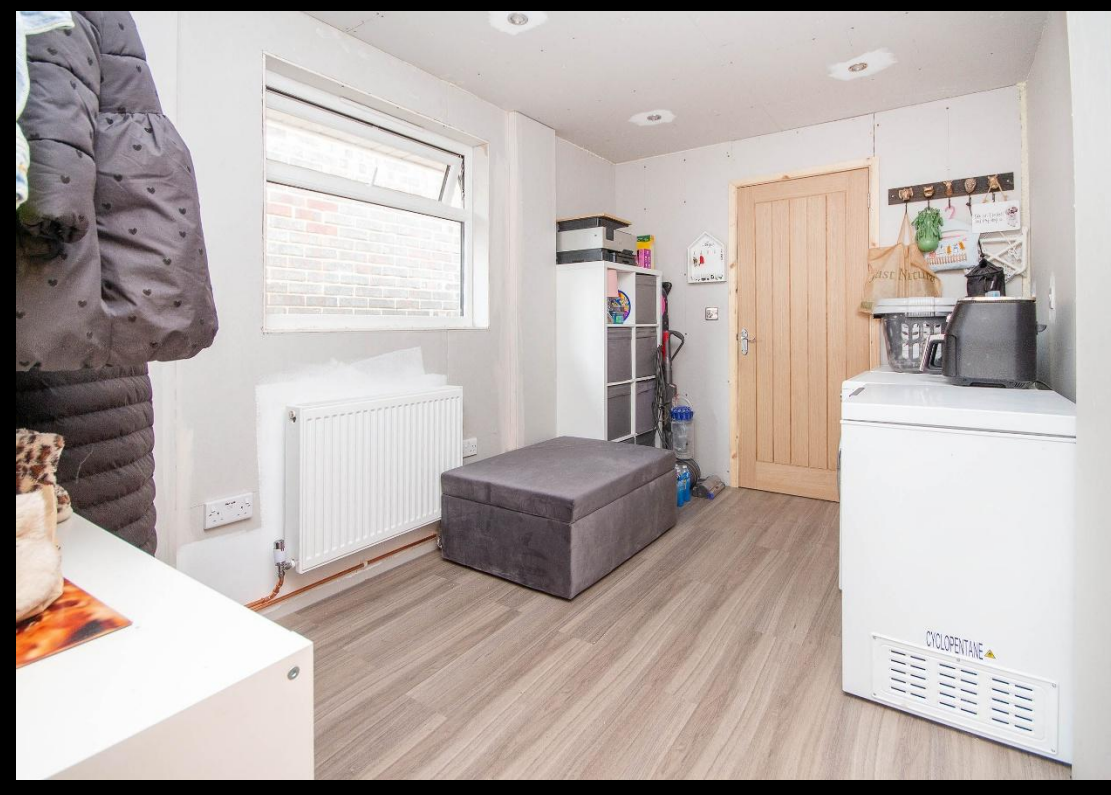
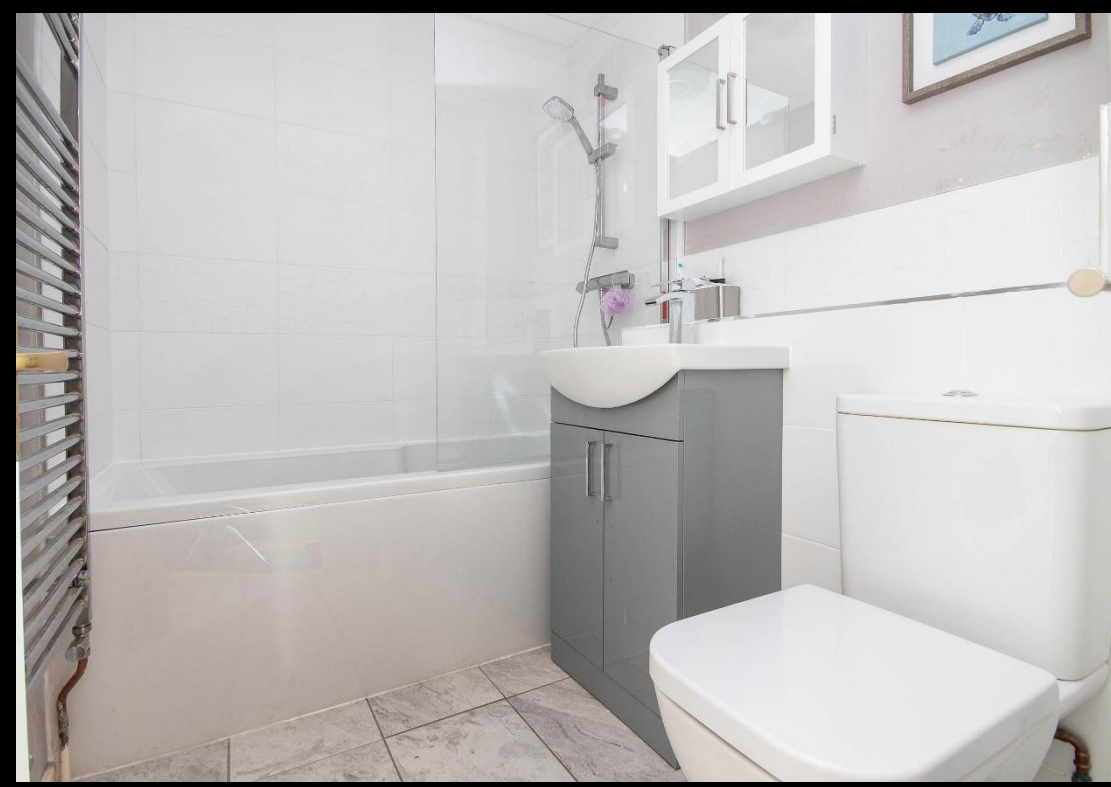
Bedroom Three 7' 7" x 7' 3" (2.30m x 2.22m) Plus Wardrobe

Bedroom Four 7' 4" x 7' 6" (2.24m x 2.29m)
Plus Wardrobe

Bathroom 5' 7" x 6' 10" (1.70m x 2.08m)

Garage 10' 2" x 7' 10" (3.10m x 2.39m)





Directions

1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout. 3) Take the third exit onto Crabbs Way. 4) Take the first right onto Strides Way. 5) Take the third right onto Coriander Drive.

Distances

Motorway: 2.5 miles
 Southampton Airport: 10.6 miles
 Southampton City Centre: 6.6 miles
 New Forest Park Boundary: 0.5 miles
 Train Stations
 Ashurst: 3.1 miles
 Totton: 0.9 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: E
 Tenure Type: Freehold
 School Catchments
 Infant: Hazel Wood
 Junior: Abbotswood
 Senior: Hounslow/
 Testwood

Energy Performance

Energy performance certificate (EPC)

20 Coriander Drive Totton SOUTHAMPTON SO40 8FS	Energy rating D	Valid until: 22 March 2035
		Certificate number: 2630-1147-1312-8125-1261

Property type	Detached house
Total floor area	109 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

