



56, Bartram Road, Totton, SO40 9JG
£415,000

brantons



Property

Brantons Independent Estate Agents are delighted to offer for sale this well-proportioned family home, offering generous accommodation and situated within the highly sought after residential area of Eling.

The ground floor comprises a welcoming entrance hall leading through to a spacious lounge-diner measuring in excess of 19 feet in depth and with French doors, and an open plan conservatory. There is also a modern kitchen that was fitted in 2026 with shaker style units, Belfast sink and a large range cooker. Furthermore there is also a useful utility room and a large family bathroom, with freestanding bath. To the first floor are three double bedrooms, including an excellent-sized main bedroom, together with a modern shower room en-suite. There is also a luxury modern en-suite to bedroom two.

Outside, the property benefits from block paved parking to the front, whilst the substantial rear garden is a particular highlight, approaching 100ft in length. The garden incorporates a brick-built outbuilding that would suit a variety of uses including home working or a dedicated space for hobbies. The outbuilding benefits from power and light, and has its own consumer unit, and internet connection. There is also a sunken fire pit, creating an ideal space for outdoor entertaining and enjoying the garden during the warmer months.

This attractive home offers excellent versatility and would make an ideal purchase for first-time buyers, young families or those seeking a property with generous outside space.

Features

- Detached Character Home
- Three Double Bedrooms
- Spacious Lounge-Diner
- Modern Kitchen Fitted 2026
- Utility Room
- Conservatory
- Sizable Family Bathroom Plus Two En-suites
- Block Paved Driveway Parking
- Sunny Rear Garden Approaching 100ft with Sunken Fire Pit
- Large Brick Outbuilding with Power, Lighting & Internet

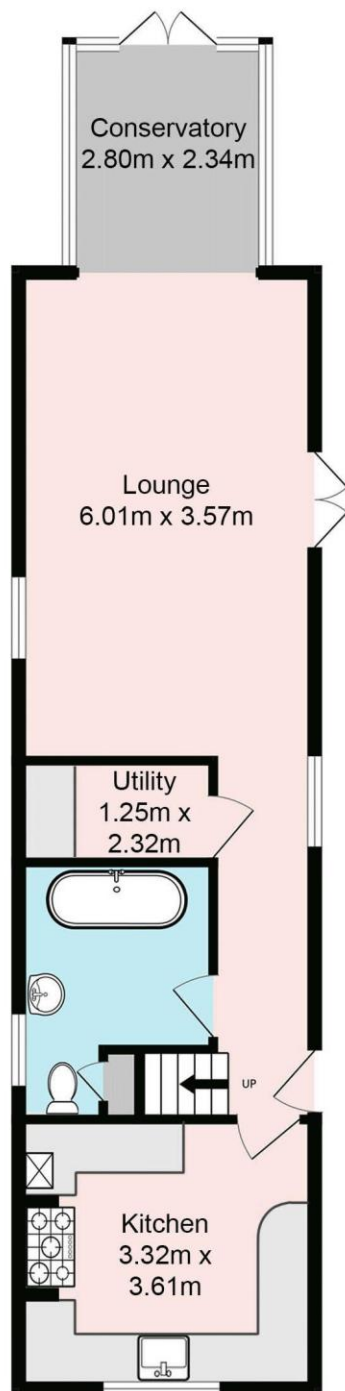


Area

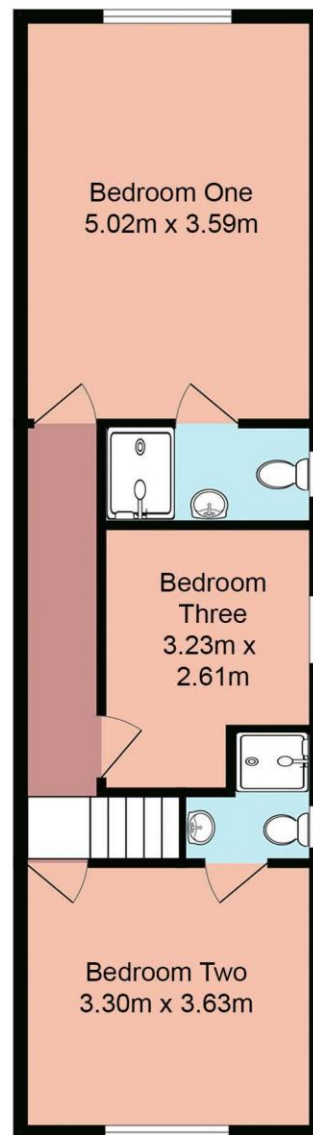
The picturesque village of Eling boasts a vast array of historic appeal including Eling Tide Mill, which is open to the public and has been grinding wheat grain into flour since the 11th Century and is still milling to this day. On Eling Hill you will find St Mary's church which dates back the Norman times with Saxon foundations.

Locals and dog walkers alike enjoy several scenic walks around Eling Creek and on Goatee beach which is a popular recreation and picnic spot in the summer. Eling Creek features lovely views of sailing vessels as it is home to the local Yacht Club. There are two pubs in the area to choose from as well as a traditional English Tea Room which shares the same building as the Heritage Centre. Eling offers excellent transport links with easy access to Totton train station, motorways, Southampton City centre and the New Forest National Park. The area falls also within the highly regarded Foxhills and Hounsdown catchments.

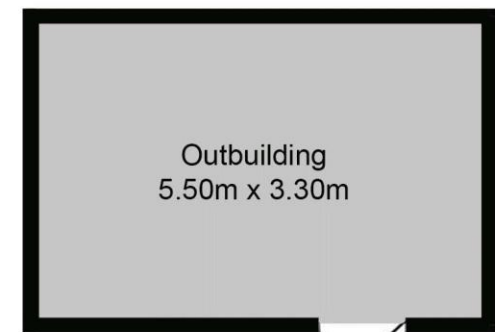




Ground Floor
56.4 sq.m. approx.



1st Floor
49.7 sq.m. approx.



position not relative to property

Accommodation

Lounge-Diner 19' 9" x 11' 9" (6.01m x 3.57m)

Conservatory 9' 2" x 7' 8" (2.80m x 2.34m)

Kitchen 10' 11" x 11' 10" (3.32m x 3.61m)

Bathroom 10' 5" x 7' 10" (3.17m x 2.38m)

Bedroom One 16' 6" x 11' 9" (5.02m x 3.59m)

Bedroom One En-suite 4' 0" x 8' 6" (1.21m x 2.59m)

Bedroom Two 10' 10" x 11' 11" (3.30m x 3.63m)

Bedroom Two En-suite 5' 5" x 5' 4" (1.64m x 1.63m) Max

Bedroom Three 10' 11" x 8' 7" (3.33m x 2.61m)

Outbuilding 18' 1" x 10' 10" (5.50m x 3.30m)





Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road/A336. At the next roundabout take the first exit on to 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. Continue to the end of the road until you reach Bartram Road.

Distances

Motorway: 1.6 miles

Southampton Airport: 8.8 miles

Southampton City Centre: 4.9 miles

New Forest Park Boundary: 1.2 miles

Train Stations Ashurst: 2.7 miles

Totton: 1.1 miles

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

Infant: Eling

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-standards-2020-2025) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2020-2025>).

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

