



Roseleigh Drive, Ashurst Bridge, SO40
Southampton

£300,000

Property Type: End of Terrace House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

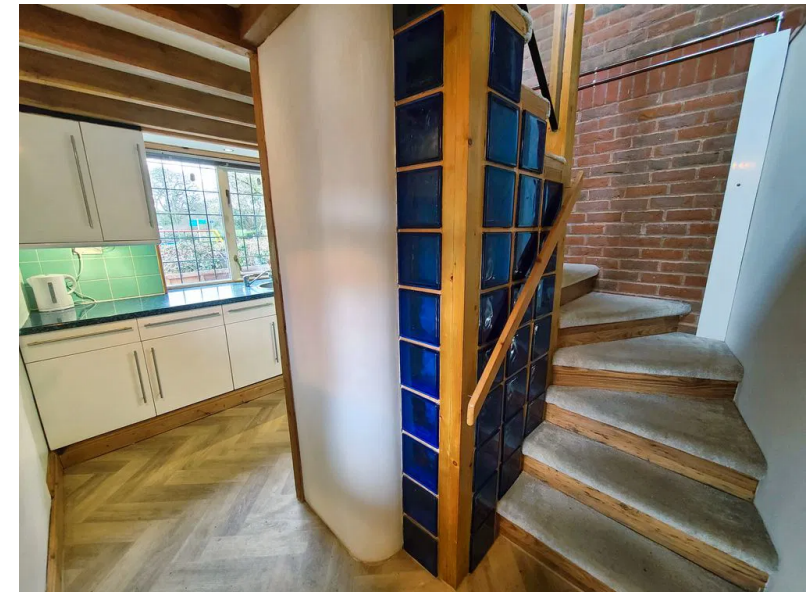
Hamwic Independent Estate Agents are delighted to present this bespoke, one-off end terraced home, custom built in 2000 and offering a rare blend of individuality, craftsmanship and character. Designed as a true standalone property, the house showcases an imaginative use of materials throughout, including exposed brickwork, a mix of pine and oak beams that give the home a distinctive personality rarely found in modern construction.



- Bespoke One-Off Detached Home
- Custom Built In 2000
- Timber Frame With Brick Outer Skin Under A Tiled Roof
- Exposed Brickwork And Feature Timber Beams Throughout
- Vaulted Living Room With Double Doors To Garden
- Two First Floor Bedrooms
- Integral Garage And Off-Road Parking
- Underfloor Heating To Ground Floor
- Gas Central Heating / Mains Water And Mains Electricity
- No Forward Chain

Location - Roseleigh Drive is conveniently positioned within Totton, offering excellent access to local shops, schools and amenities. Totton railway station provides direct links to Southampton, Salisbury and London, while the nearby A35 and M27 ensure easy commuter access across the region. The New Forest National Park is also within easy reach, offering miles of open countryside, woodland walks and outdoor leisure opportunities.

Services & Construction - The property is of timber frame construction with brick outer skin under a tiled roof, with mains water, mains electricity and gas central heating connected.





The property is approached via a tarmac driveway providing off-road parking and access to the integral garage via an up-and-over door. A covered storm porch with a wooden front door opens into the entrance hall, immediately setting the tone with a standout triple-glazed circular stained glass window to the side.

The ground floor features smooth ceilings complemented by character beams, with laminate flooring flowing through the hallway and kitchen, and carpet to the living room. Underfloor heating and a separate cloakroom enhances comfort throughout this level. Stairs rise to the first floor and are enhanced by feature stained glass blocks with concealed lighting, creating a visual focal point.

The kitchen is positioned to the front, fitted with work surfaces and a range of base and eye-level units and drawers. Integrated appliances include a gas hob and electric oven, with space provided for a washing machine and fridge. Exposed brickwork and beams continue the bespoke theme, adding warmth and texture to the space.

The living room is a particularly striking area, featuring exposed brickwork, timber beams and a vaulted ceiling with downlights. This inviting room is finished with carpet and benefits from double glazed double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor.

On the first floor, the landing enjoys exposed brickwork and a front aspect window, with doors leading to all principal rooms.

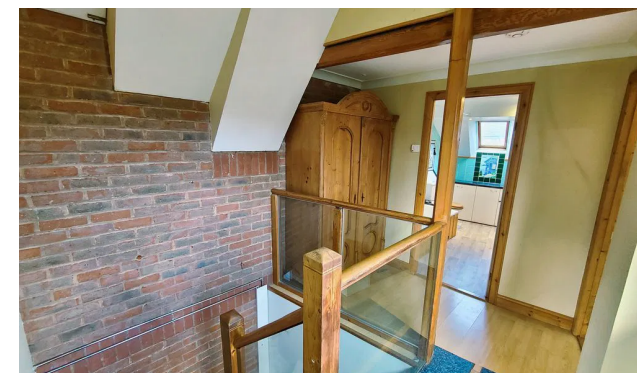
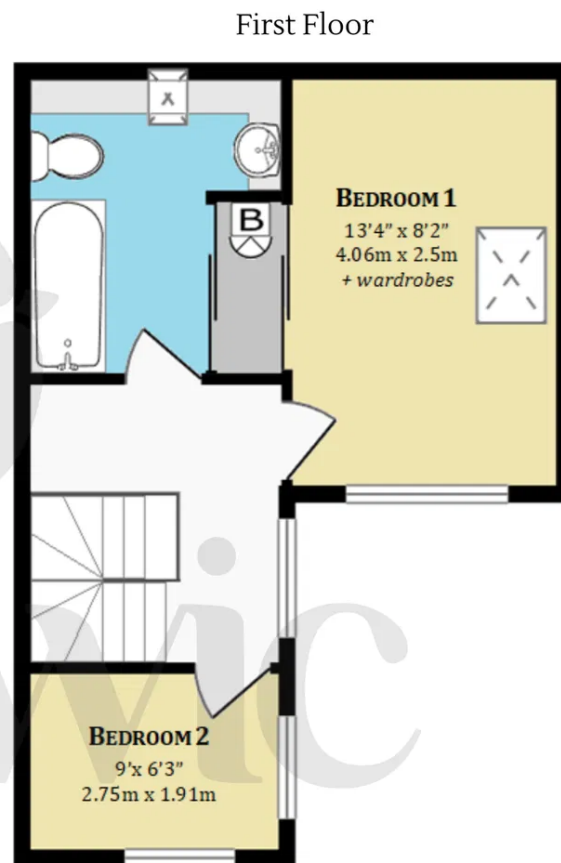
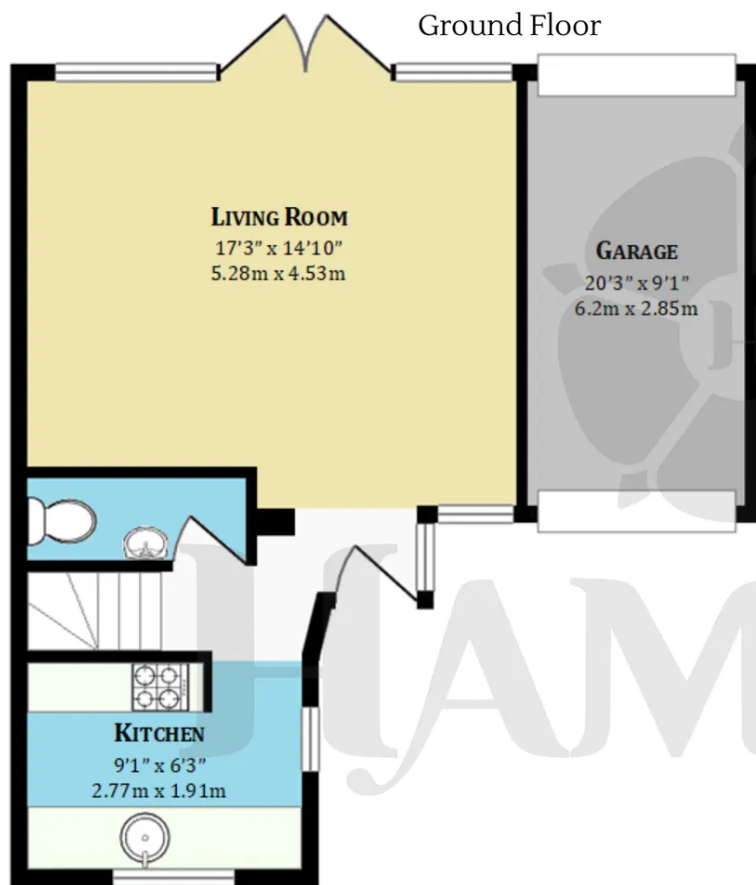
Bedroom one benefits from a front aspect window, radiator, laminate flooring and a glazed skylight with fitted blinds. A clever design feature allows the fitted double wardrobe to open through into the bathroom, which also provides access to the loft space housing the gas boiler and water tank.

Bedroom two has smooth ceilings, laminate flooring and windows to both the front and side aspects.

The family bathroom is fitted with an enclosed bath, wash basin and low-level WC, complemented by laminate flooring, a Velux window and mirrored doors providing access to the wardrobe space.

The rear garden offers a decked seating area directly from the property, with the remainder laid to lawn. To the base of the garage is a tarmac area with an additional up-and-over door, while a timber garden shed with power provides useful storage or workshop space. The garden is fully enclosed with timber fencing and is enhanced by a mature and eye-catching “monkey tail” tree, adding a wonderful sense of character and privacy. The garage has a pitched roof offering additional useful storage, power and lighting also fitted.

Tenure: Freehold / **Council Tax Band:** B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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