



Tumbleweed, Cooks Lane, Calmore, SO40 2RU
£530,000

brantons

Features

- Charming Detached Bungalow
- Two Generous Double Bedrooms
- Spacious Lounge with Dual Aspect Windows
- Modern Kitchen-Breakfast Room
- Large Utility Room With W.C
- Wet Room
- Ample Driveway Parking for Several Vehicles
- Established Rear Garden with Large Timer Garage
- Large Plot Approx Third of an Acre
- Desirable Non Estate Location



Property

Brantons Independent Estate Agents are delighted to offer for sale this substantial detached bungalow situated along the highly sought-after Cooks Lane in Old Calmore.

Occupying a generous plot of approximately one-third of an acre, this impressive home presents an exciting opportunity for those seeking spacious single-storey living in a desirable semi-rural setting.

The accommodation is well-proportioned throughout and comprises a welcoming entrance hall, an exceptionally spacious lounge-diner measuring over 34ft in length, a modern fitted kitchen, separate utility room, two double bedrooms, family bathroom and an additional cloakroom/WC.

Externally, the property continues to impress with a large driveway providing extensive off-road parking for numerous vehicles, together with a detached timber garage offering further storage or workshop potential.

The generous rear garden is a particular feature of the home, providing a wonderful outdoor space with plenty of room for entertaining, gardening enthusiasts, or families wishing to enjoy the outdoors in privacy. The garden is laid to areas of lawn, patio seating, and there is a large feature pergola.

Properties of this nature, occupying such sizeable plots within Old Calmore, are rarely available and early viewing is strongly recommended to fully appreciate all this property has to offer.

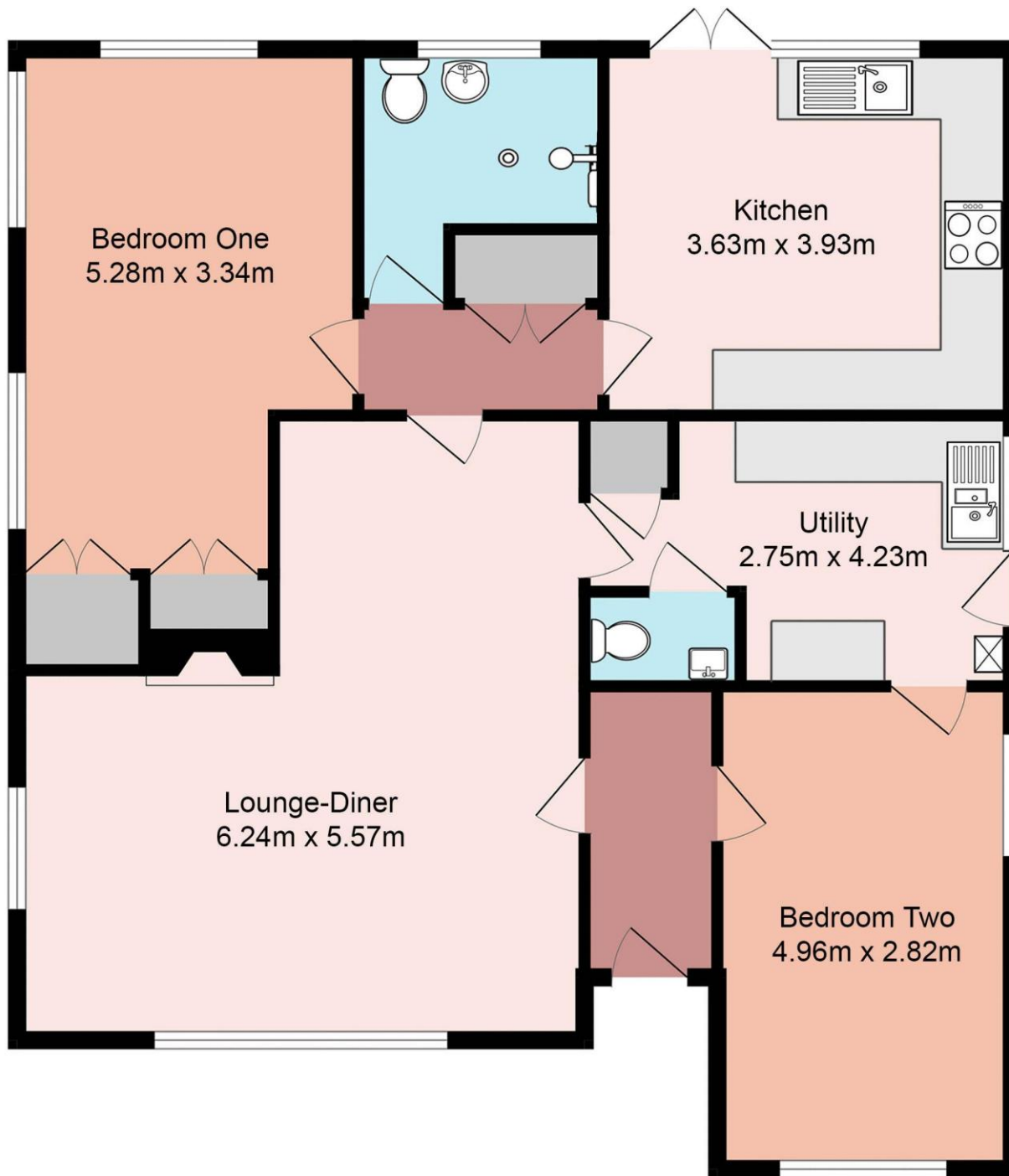


Area

Old Calmore is a residential suburb of Totton but is a community in its own right. The area retains a rural feel because of its past history and neighbouring farm land.

The housing is diverse with the majority being older detached homes including some converted farm buildings. Old Calmore offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.





Accommodation

Hall 9' 3" x 4' 2" (2.82m x 1.28m)

Lounge 20' 6" x 18' 3" (6.24m x 5.57m)

Kitchen 11' 11" x 12' 11" (3.63m x 3.93m)

Utility 9' 0" x 13' 11" (2.75m x 4.23m)

W.C 3' 1" x 5' 1" (0.95m x 1.54m)

Bedroom Two 16' 3" x 9' 3" (4.96m x 2.82m)

Bedroom One 17' 4" x 10' 11" (5.28m x 3.34m)

Wet Room 5' 4" x 7' 11" (1.63m x 2.41m)





Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit on to Calmore Drive and turn right to continue on Calmore drive. 3) After the bend, the property will be found on the right hand side.

Distances

Motorway: 1.5 miles
 Southampton Airport: 9.8 miles
 Southampton City Centre: 5.9 miles
 New Forest Park Boundary: 0.5 miles
 Train Stations
 Ashurst: 4.9 miles
 Totton: 2.0 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: D
 Tenure Type: Freehold
 School Catchments
 Infant: Calmore
 Junior: Calmore
 Senior: Testwood

Energy Performance

Energy performance certificate (EPC)

Tumbleweed Cocks Lane Calmore SOUTHAMPTON SO40 2RU	Energy rating	Valid until:	26 October 2028
	D	Certificate number:	8818-7020-6489-4165-5922
Property type	Detached bungalow		
Total floor area	99 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>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[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		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

