



19, Serle Close, Totton, SO40 8EW
£425,000

brantons



Property

Situated in a quiet cul-de-sac in the popular area of West Totton, Brantons are delighted to offer for sale this immaculately presented detached family home.

The ground floor features a welcoming entrance hall, a generous lounge and a spacious kitchen-diner, with integrated appliances and French doors. The kitchen provides an excellent open-plan space for both everyday living and entertaining and downstairs is laid to high quality solid wood flooring. There is also a useful downstairs utility/ shower room and integral access into the former garage which is being used as a useful area for additional storage.

Upstairs, the property offers three bedrooms, including a good-sized main bedroom with fitted wardrobes, along with two further bedrooms and a modern family bathroom. Outside, the property benefits from an attractive rear garden with a detached summer house/home office, measuring approximately 2.39m x 3.90m. There are folding doors with integrated blinds, and underfloor heating as well as power, lighting and internet connectivity, making it an ideal space for a dedicated hobby or home working.

The quiet cul-de-sac setting provides a peaceful residential environment whilst remaining conveniently placed for the amenities and facilities of West Totton. In conclusion, this is a beautifully presented detached family home in a desirable and quiet location, offering flexible living accommodation and the added benefit of a versatile garden office.

An early viewing comes highly recommended to avoid any later disappointment.

Features

- Immaculately Presented Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Kitchen-Diner with French Doors & Integral Appliances
- Modern Shower/ Utility Room Fitted June 2022
- Cabin with Underfloor Heating, Integrated Blinds, Power & Lighting
- Modern Bathroom
- Block Paved Driveway Parking Laid 2024
- Garage/ Storage Space with Electric Roller Door
- Highly Regarded Cul-de-sac Location

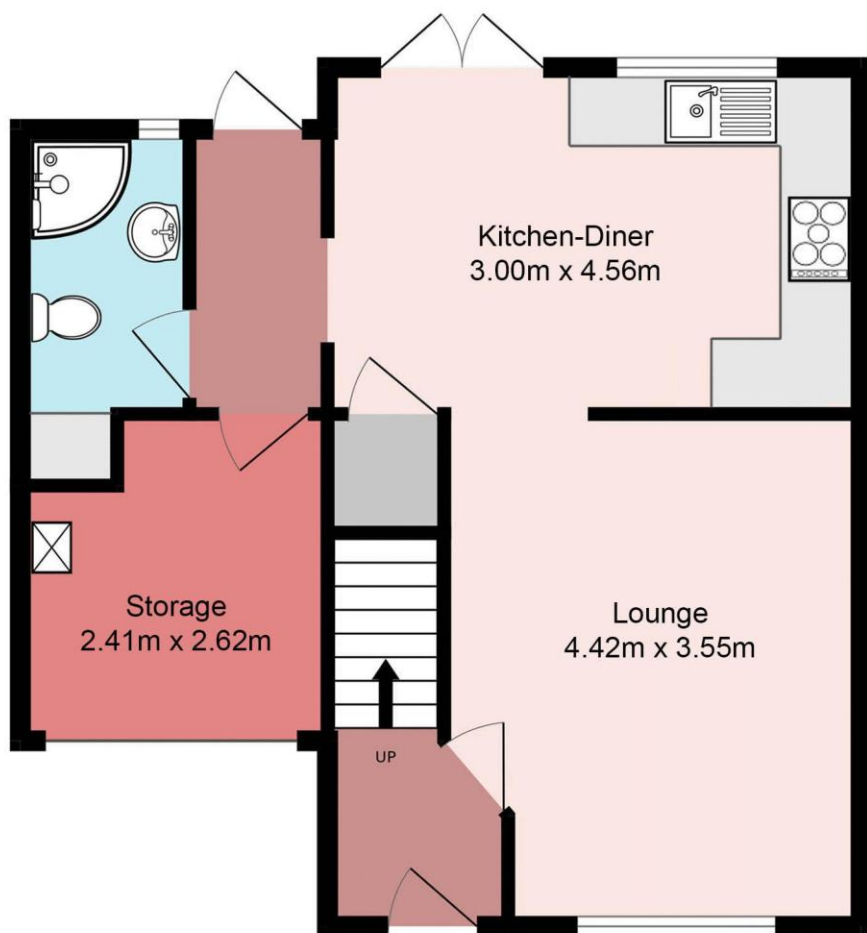


Area

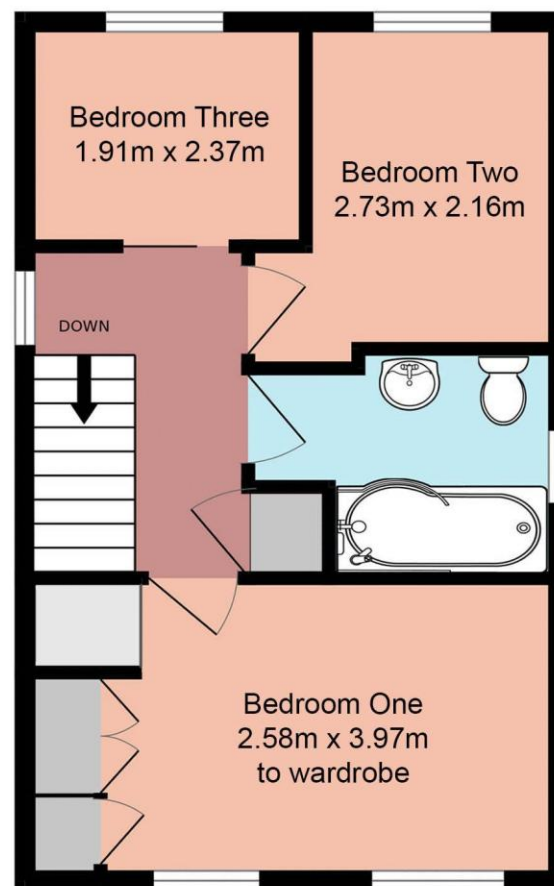
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of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

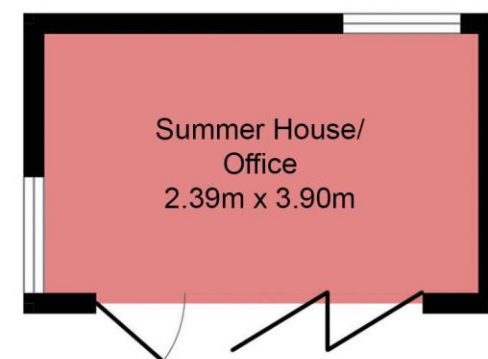




Ground Floor
57.2 sq.m. approx.



1st Floor
33.9 sq.m. approx.



Accommodation

Lounge 14' 6" x 11' 8" (4.42m x 3.55m)

Kitchen-Diner 9' 10" x 15' 0" (3.00m x 4.56m)

Shower Room 8' 0" x 4' 8" (2.45m x 1.42m)

Garage 7' 11" x 8' 7" (2.41m x 2.62m)

Bedroom One 8' 6" x 13' 0" (2.58m x 3.97m) to wardrobe

Bedroom Two 8' 11" x 7' 1" (2.73m x 2.16m)

Bedroom Three 6' 3" x 7' 9" (1.91m x 2.37m)

Bathroom 6' 6" x 8' 8" (1.98m x 2.64m) Max

Summer House/ Office 7' 10" x 12' 10" (2.39m x 3.90m)





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 first left into Matley Gardens.
- 6) Take the first right into Serle Close.

Distances

- Motorway: 2.5 miles
- Southampton Airport: 10.5 miles
- Southampton City Centre: 6.6 miles
- New Forest Park Boundary: 0.5 miles
- Train Stations
 - Ashurst: 3.1 miles
 - Totton: 1.9 miles

Information

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

Energy Performance

Energy performance certificate (EPC)

19 SERLE CLOSE TOTTON SO40 8EW	Energy rating C	Valid until: 28 October 2030
		Certificate number: 4690-8031-0522-8028-1003
Property type		Detached house
Total floor area		69 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 C. 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

