



5, Oakleigh Crescent, Totton, SO40 9AN
£475,000

brantons



- ### Features
- *NO FORWARD CHAIN*
 - Substantial Semi Detached Family Home
 - Four Bedrooms (Three Double Rooms)
 - Lounge With Bay Window
 - Open-Plan Kitchen-Dining Area
 - Conservatory With French Doors
 - Utility & Downstairs W.C
 - Family Bathroom & En-suite Shower Room
 - 27ft Garage With Driveway Parking
 - Enclosed Rear Garden With Patio Seating Area



Property

Brantons Independent Estate Agents are delighted to offer for sale this spacious semi-detached family home situated in the highly sought-after residential area of Rushington. Offered with no forward chain, this well-proportioned property presents an excellent opportunity for purchasers seeking a home with generous accommodation and versatile living space.

The ground floor layout comprises a welcoming entrance hall, a bright and spacious lounge with attractive bay window, and a superb kitchen-diner extending across the rear of the property, providing an ideal space for both everyday family life and entertaining. Beyond the kitchen is a conservatory overlooking the rear garden, while a useful utility room and ground floor W.C adding further practicality. Another key feature of this home is the substantial integral garage, offering excellent storage (or potential for conversion subject to the necessary consents).

On the first floor, the property offers four well-proportioned bedrooms, including a generous master bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, making this an ideal home for growing families. Externally, the property benefits from a private rear garden which is laid to lawn with patio seating area. To the front is ample driveway parking.

Rushington remains one of Totton's most desirable locations, favoured for its excellent local amenities, highly regarded schools, and convenient access to Southampton, the New Forest National Park and major transport links.

An internal viewing is strongly recommended to fully appreciate the size, versatility and potential of this chain-free family home.

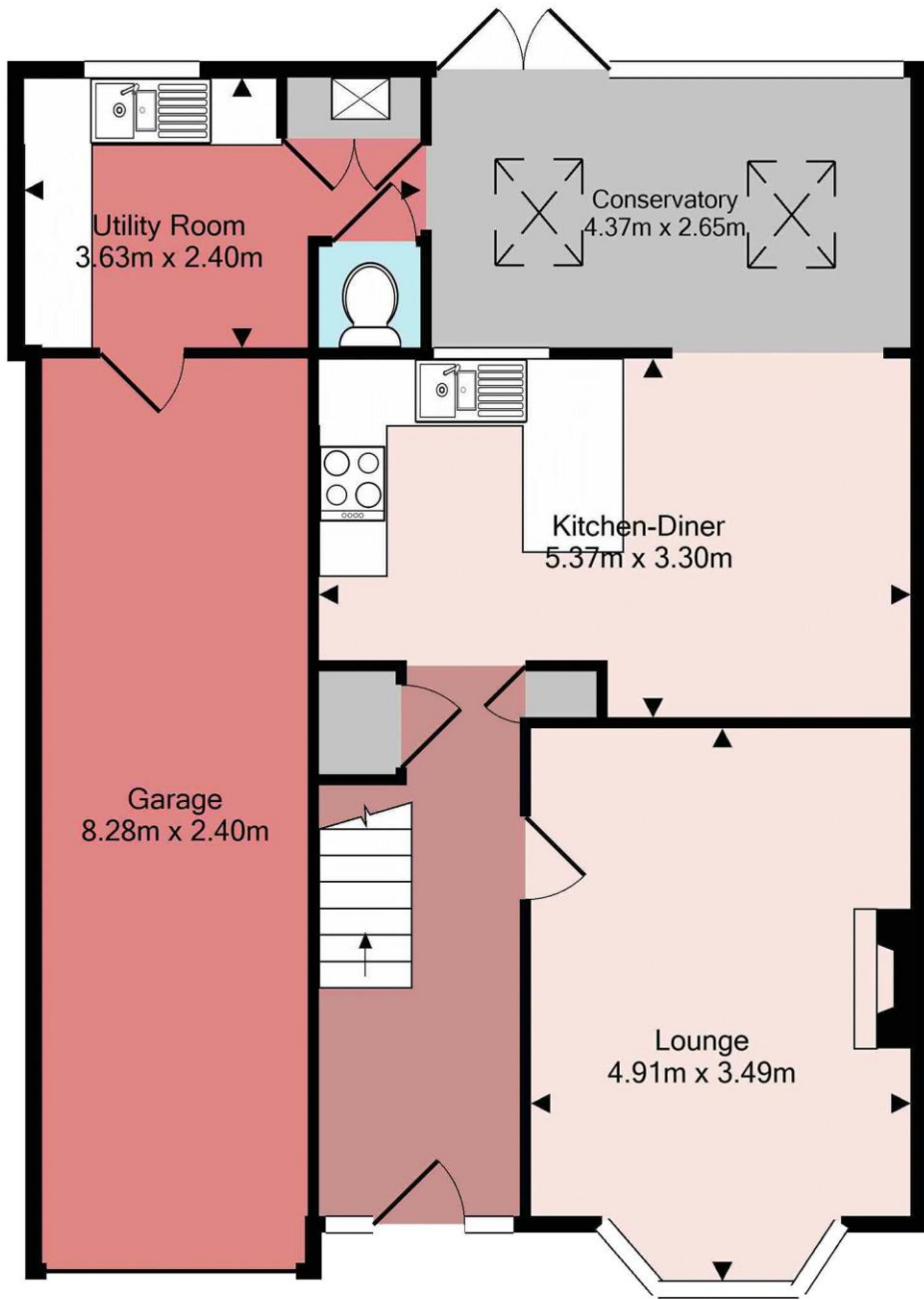


Area

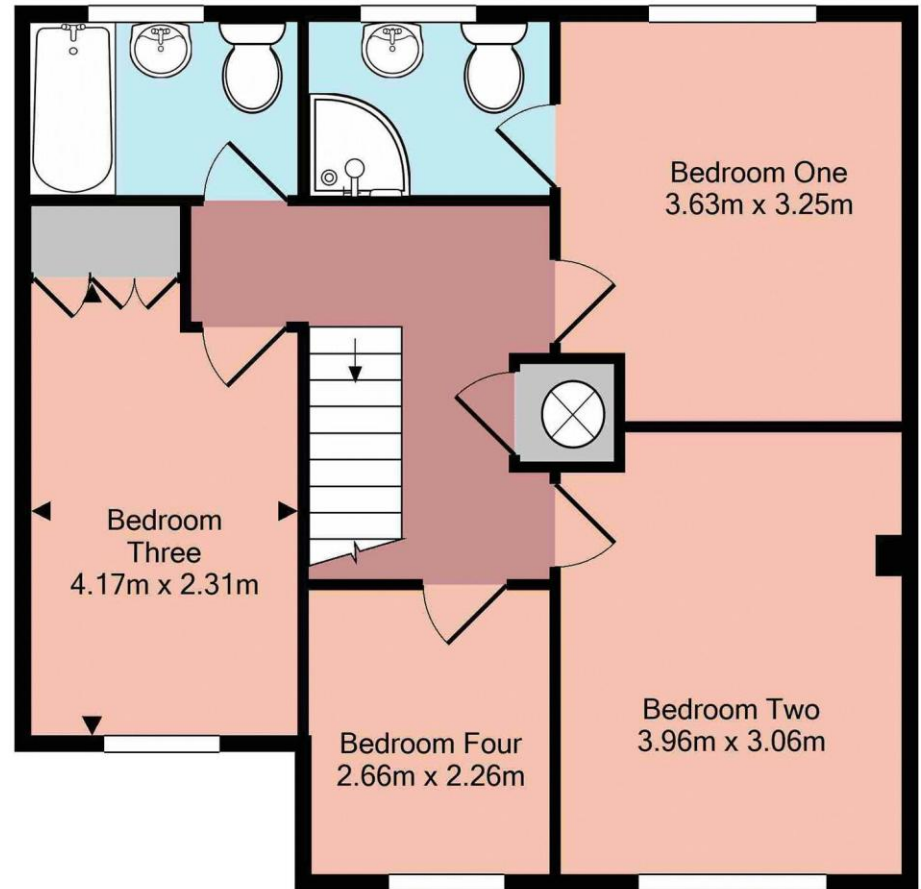
Rushington is a residential suburb of Totton but is a community in its own right. The housing is diverse and consists of substantial family homes and bungalows. Rushington offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.

Just a short walk away, in Rumbridge Street, there are various shops as well as a local public house and a restaurant. The area also falls within the highly preferred Foxhills and Hounslow school catchments.





Ground Floor



1st Floor

Accommodation

Entrance Hall 16' 5" x 5' 11" (5.00m x 1.81m)

Lounge 16' 1" x 11' 5" (4.91m x 3.49m) Into Bay

Kitchen-Diner 10' 10" x 17' 7" (3.30m x 5.37m) Maximum

Utility Room 7' 10" x 11' 11" (2.40m x 3.63m) Maximum

Conservatory 8' 8" x 14' 4" (2.65m x 4.37m)

Downstairs W.C 3' 3" x 3' 3" (1.00m x 1.00m)

Bedroom One 11' 11" x 10' 8" (3.63m x 3.25m)

En-suite 5' 7" x 6' 7" (1.70m x 2.01m)

Bedroom Two 13' 0" x 10' 0" (3.96m x 3.06m)

Bedroom Three 13' 8" x 7' 7" (4.17m x 2.31m) Maximum

Bedroom Four 8' 9" x 7' 5" (2.66m x 2.26m)

Bathroom 5' 5" x 8' 2" (1.66m x 2.49m)

Garage 27' 2" x 7' 10" (8.28m x 2.40m)





Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the 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. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Avenue then at the end of the road, turn left into Lackford Ave. Continue straight across the crossroad onto Oakleigh Crescent.

Distances

Motorway: 1.6 miles
Southampton Airport: 8.9 miles
Southampton City Centre: 4.8 miles
New Forest Park Boundary: 1.5 miles
Train Stations
Ashurst: 2.8 miles
Totton: 1.1 miles

Information

Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold
School Catchments
Infant: Eling
Junior: Foxhills
Senior: Hounslow

Energy Performance

Energy performance certificate (EPC)

5 Oakleigh Crescent
Totton
SOUTHAMPTON
SO40 9AN

Energy rating
C

Valid until: 13 December 2031
Certificate number: 2859-8128-1910-5151-1897

Property type: Semi-detached house
Total floor area: 126 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

