



22, Rushington Lane, Totton, SO40 9AA
£595,000

brantons

Features

- Substantial Detached Family Home Constructed c.1933
- Three Storey Accommodation Comprising of Five Bedrooms
- Spacious Lounge with Feature Fireplace & Bi-Fold Doors
- Dining Room with Feature Fireplace & Bay Window
- Impressive Kitchen-Breakfast Room
- Family Bathroom, En-suite to Master
- Downstairs W.C Accessed via Hall
- Ample Block Paved Driveway Parking & Garage with Integral Access
- Sizable Private Enclosed Rear Garden with Lawn & Patio Seating
- Walking Distance to Preferred Schools



Property

Brantons Independent Estate Agents are proud to offer to the market this substantial detached family home situated in the highly regarded residential area of Rushington.

The highly versatile accommodation offers a generous and well-balanced layout arranged over three floors, making it ideal for growing families or those seeking flexible living space.

The ground floor begins with a spacious entrance hall which leads to; a sizable lounge measuring over 20ft in length, with feature fireplace, and bi-fold doors. There is a separate dining room with attractive bay window and feature fireplace. An impressive kitchen-breakfast room forms the heart of the home, offering ample space for everyday family life with built in appliances, dual aspect windows allowing plenty of natural light, and integral access into the garage. There is also a convenient W.C accessible from the hall.

To the first floor, there are four well-proportioned bedrooms, providing excellent flexibility for family living, guest accommodation or home working. The master bedroom benefits from fitted wardrobes, and a luxury en-suite shower room, while the remaining bedrooms are served by a family bathroom. To the side aspect is access into a large storage area which is fully boarded with power and lighting. The second floor hosts a further bedroom along with a useful loft area and extensive eaves storage, offering an ideal retreat for older children, guests, or a dedicated home office/ hobby space.

To the front of the property is ample block paved driveway parking that in turn leads to a generously sized garage with barn style doors.

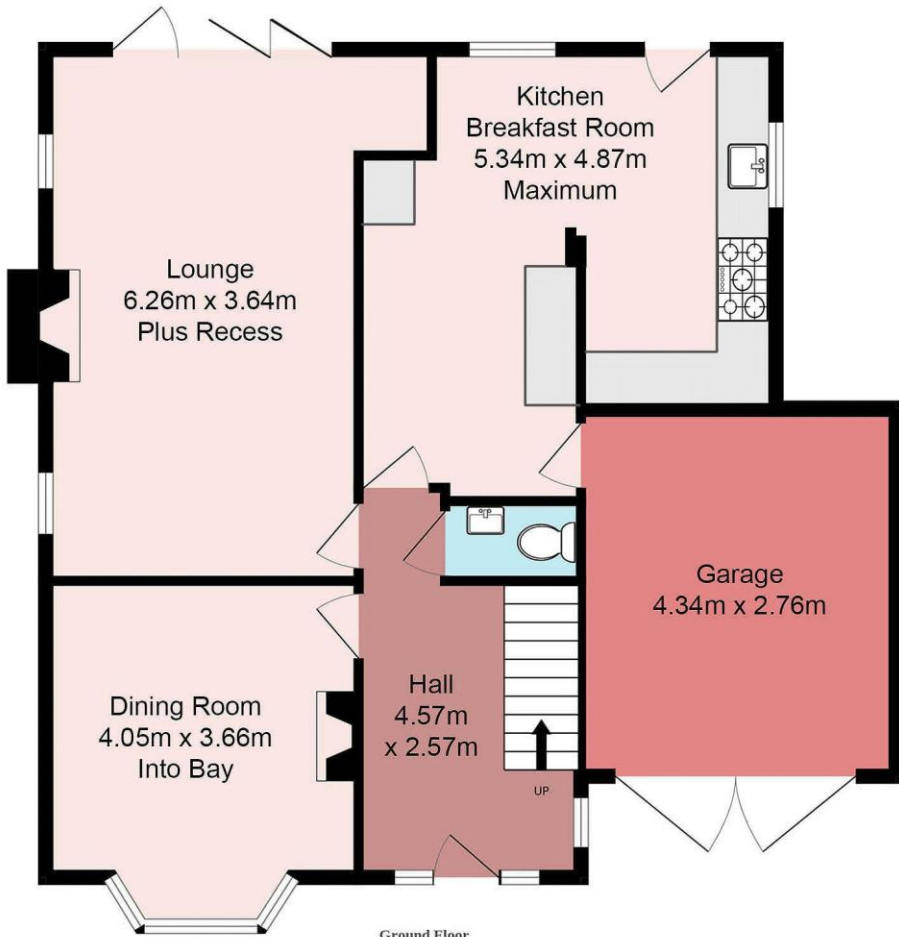
At the rear is a large private enclosed garden which is largely laid to lawn with patio seating area. Overall, this is a superb opportunity to acquire a spacious and adaptable home with excellent proportions throughout, perfectly suited to modern family living.



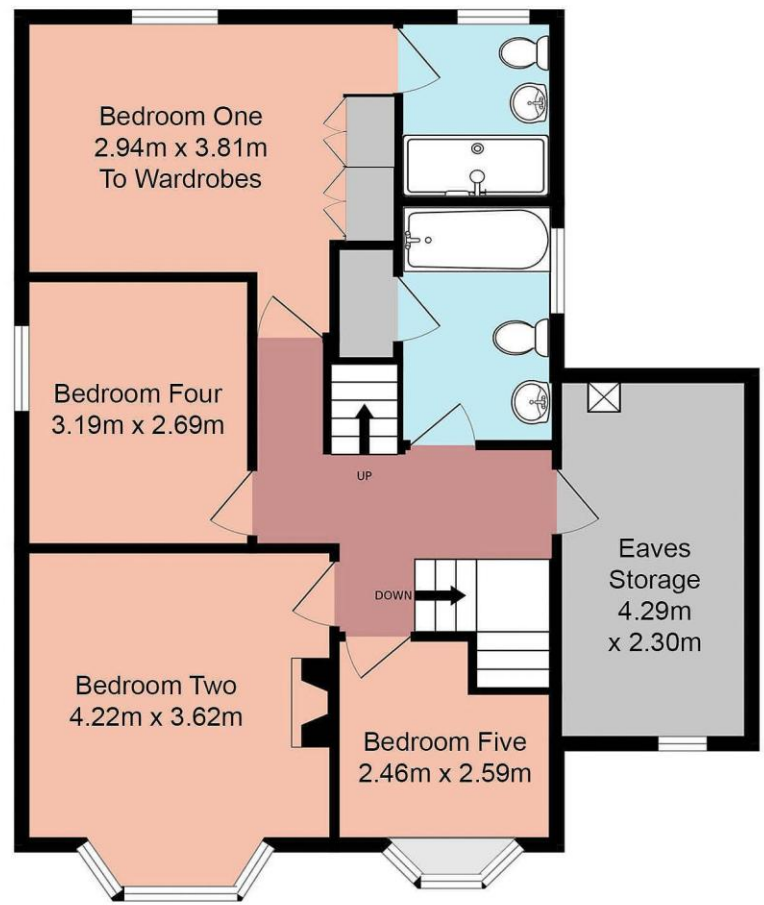
Area

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.

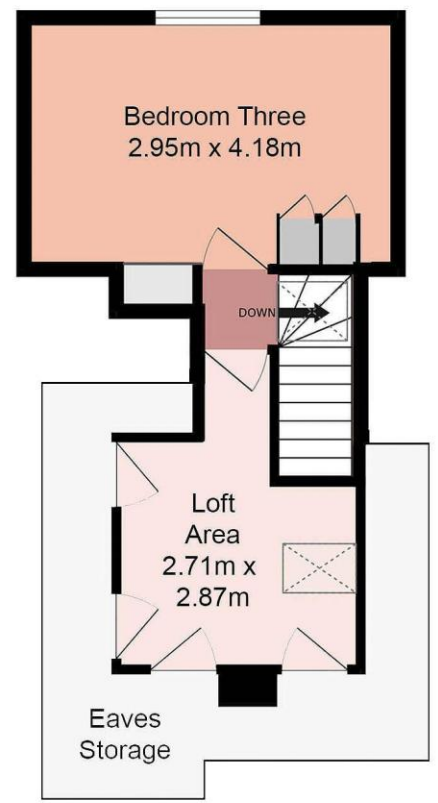




Ground Floor
86.7 sq.m. approx.



1st Floor
72.1 sq.m. approx.



2nd Floor
37.5 sq.m. approx.

Accommodation

Hall 15' 0" x 8' 5" (4.57m x 2.57m)

Lounge 20' 6" x 11' 11" (6.26m x 3.64m)

Dining Room 13' 3" x 12' 0" (4.05m x 3.66m) Into Bay

Kitchen-Breakfast Room 17' 6" x 8' 4" (5.34m x 2.53m)

Downstairs W.C 5' 3" x 2' 7" (1.60m x 0.78m)

Bedroom One 9' 8" x 12' 6" (2.94m x 3.81m) to wardrobes

En-suite 7' 1" x 5' 10" (2.17m x 1.78m)

Bedroom Two 13' 10" x 11' 11" (4.22m x 3.62m) into bay

Bedroom Four 10' 6" x 8' 10" (3.19m x 2.69m)

Bedroom Five 8' 1" x 8' 6" (2.46m x 2.59m)

Bathroom 9' 3" x 5' 7" (2.82m x 1.70m)

Eaves Storage 14' 1" x 7' 7" (4.29m x 2.30m)

Bedroom Three 9' 8" x 13' 9" (2.95m x 4.18m)

Loft Area 8' 11" x 9' 5" (2.71m x 2.87m)

Garage 14' 3" x 9' 1" (4.34m x 2.76m)





Directions

From our office head south on Salisbury Road/A36. At the round-a-bout 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 into 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 first left into Rushington Ave. Turn left into Lackford Ave. Turn Left into Bartley Ave. Turn left into Rushington Lane.

Distances

Motorway: 1.3 miles
Southampton Airport: 8.6 miles
Southampton City Centre: 4.5 miles
New Forest Park Boundary: 0.9 miles
Train Stations
Ashurst: 2.5 miles
Totton: 0.8 miles

Information

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

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

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

EPC PENDING

