



10, Chiltern Close, Totton, SO40 7PT
£540,000

brantons



Property

Situated within a highly regarded cul-de-sac in Ashurst Bridge, Brantons Independent Estate Agents are delighted to offer to the market this attractive detached family home that offers well-proportioned accommodation. The ground floor provides a welcoming entrance hall with access to the principal living spaces, including a generous lounge with feature fireplace, creating an excellent space for relaxing and entertaining. There is also a separate dining room, a useful study, and a well-equipped kitchen-breakfast room providing practical everyday living space that leads through to a useful utility room with glazed external door. A ground-floor W.C completes the downstairs layout. Upstairs, the property is comprised of four bedrooms, making it an ideal choice for a growing family. The master bedroom is generously proportioned and benefits from fitted wardrobes, and a en-suite bathroom. The remaining bedrooms provide excellent flexibility for children, guests or home working and a modern family shower room serves the bedrooms. Externally, the property benefits from driveway parking leading to a substantial double garage (measuring approximately 5.37m x 5.43m), providing excellent parking, storage and potential for a variety of uses. The private partially walled rear garden enjoys a Southerly aspect and enjoys a pleasant leafy backdrop. The garden is mainly laid to lawn with decked seating area. With its detached position, four bedrooms, multiple reception areas, study and impressive double garage, this is a versatile family home occupying a desirable position within this popular residential setting. The location falls within the preferred Foxhills & Hounsdown school catchments and as a result of this strong interest is expected. Brantons are sure that to fully appreciate the location and versatile accommodation on offer, an early viewing comes highly advised.

Features

- Detached Executive Style Family Home
- Four Bedrooms
- Lounge With Feature Fireplace
- Dining Room
- Kitchen & Utility Room
- Study
- Downstairs W.C
- En-Suite & Family Shower Room
- Driveway Parking & Double Garage
- Set Back Position In Desirable Cul-de-sac

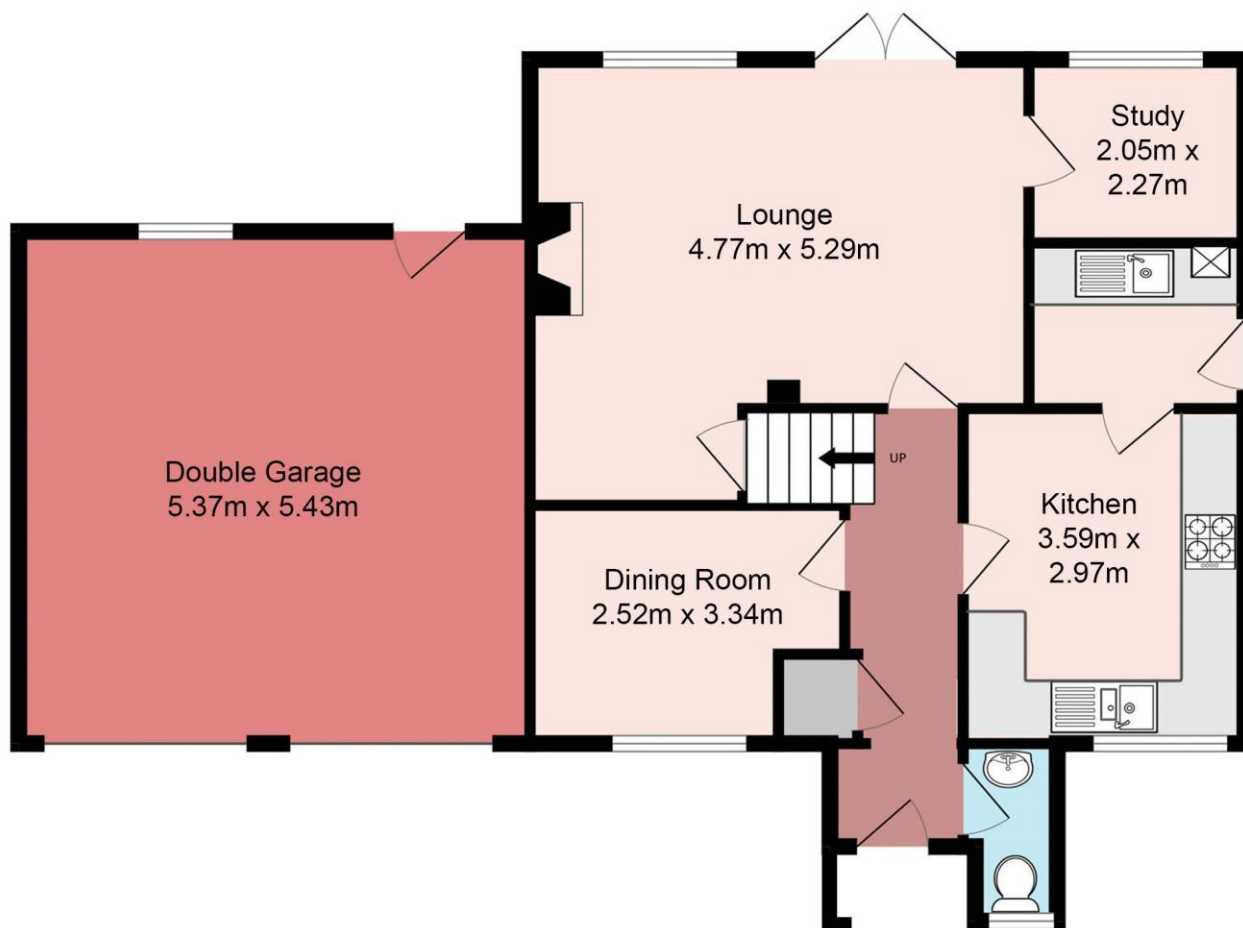


Area

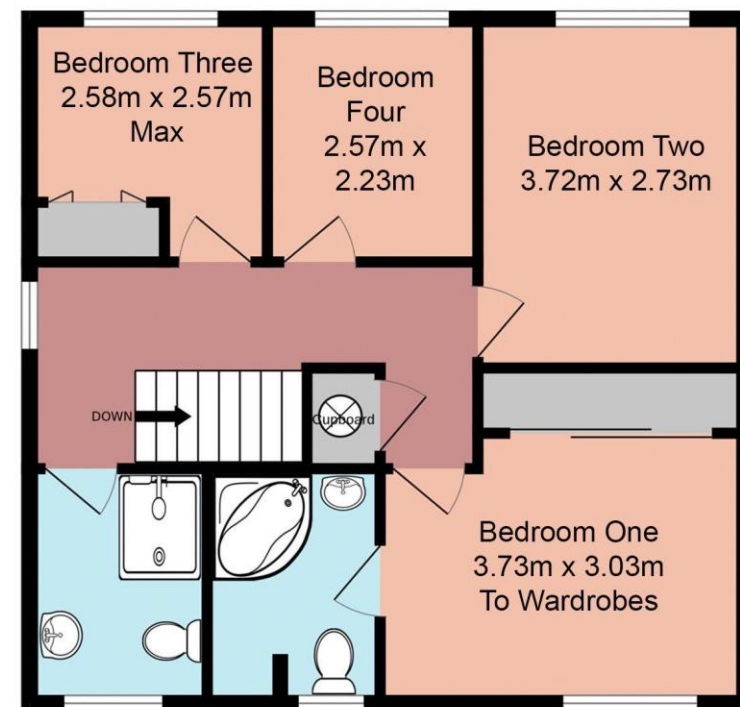
Ashurst Bridge is a residential suburb of Totton but is a community in its own right. The area retains a rural feel because of its past history and neighbouring farm land.

The housing is diverse with the majority being modern family homes but there are much older properties including some farm buildings. Ashurst Bridge offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.





Ground Floor



1st Floor

Accommodation

Lounge 15' 8" x 17' 4" (4.77m x 5.29m) Max

Kitchen-Breakfast Room 11' 9" x 9' 9" (3.59m x 2.97m)

Utility 4' 10" x 7' 6" (1.48m x 2.28m)

Study 6' 9" x 7' 5" (2.05m x 2.27m)

Dining Room 8' 3" x 10' 11" (2.52m x 3.34m)

Downstairs W.C 6' 2" x 2' 11" (1.89m x 0.90m)

Bedroom One 12' 3" x 9' 11" (3.73m x 3.03m) To Wardrobes

En-suite 8' 4" x 5' 9" (2.55m x 1.74m)

Bedroom Two 12' 2" x 8' 11" (3.72m x 2.73m)

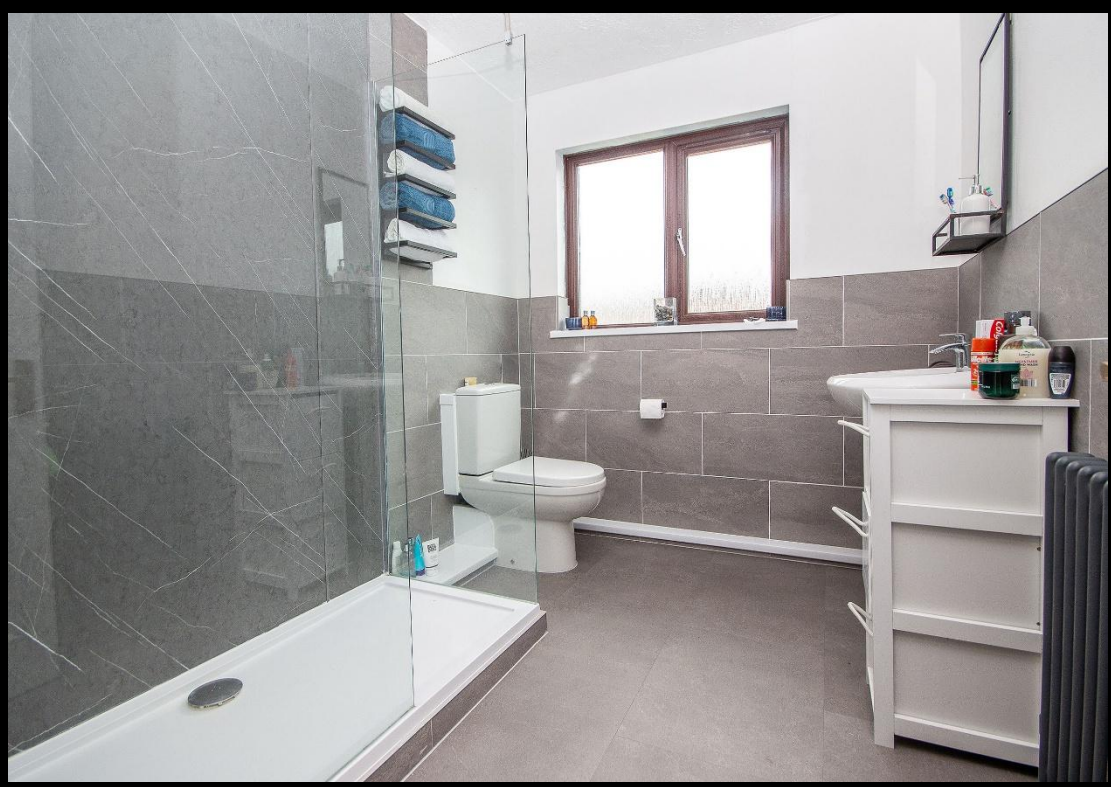
Bedroom Three 8' 6" x 8' 5" (2.58m x 2.57m) Max

Bedroom Four 8' 5" x 7' 4" (2.57m x 2.23m)

Shower Room 8' 6" x 6' 8" (2.60m x 2.02m)

Garage 17' 7" x 17' 10" (5.37m x 5.43m)





Directions

From our office turn right onto the A36. At the roundabout take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the first left onto Cocklydown lane. At the next roundabout take the first exit turning left onto Ibbotson Way. Take the next left into Reynolds Dale and turn left again into Chiltern Close.

Distances

Motorway: 2.8 miles

Southampton Airport: 9.8 miles

Southampton City Centre: 5.7 miles

New Forest Park Boundary: 0.7 miles

Train Stations

Ashurst: 2.2 miles

Totton: 2.0 miles

Information

Local Authority: New Forest District Council

Council Tax Band: E

Tenure Type: Freehold

School Catchments

Infant: Foxhills

Junior: Foxhills

Senior: Hounsdown

Energy Performance

Energy performance certificate (EPC)

10 Chiltern Close Totton SOUTHAMPTON SO40 7PT	Energy rating C	Valid until: 2 September 2036
		Certificate number: 0375-3066-9201-6256-0200

Property type

Detached house

Total floor area

118 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 C.

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

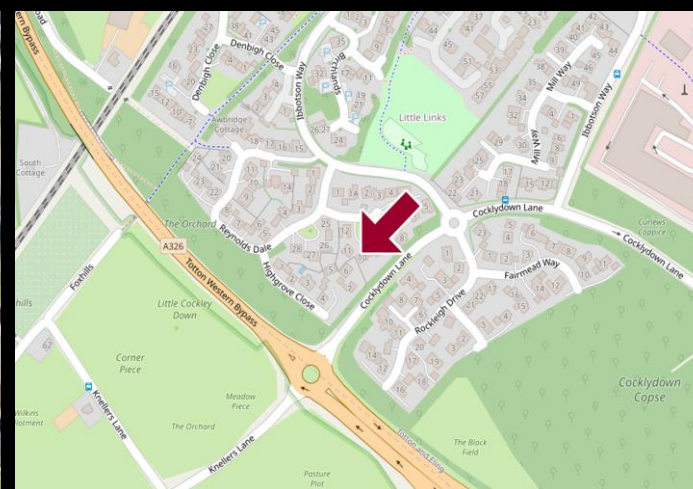
The graph shows this property's current and potential energy rating.

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		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





The Property
Ombudsman

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