



Birchlands, Ashurst Bridge, SO40 7QB
Southampton

£520,000

Property Type: Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Well presented and spacious 4 bedroom detached family home positioned at the end of a sought after cul-de-sac in Ashurst Bridge. Enjoying an attractive open outlook across green space to the front, this versatile home offers an open plan lounge-dining room, conservatory, modern kitchen, home office/bedroom 5, en-suite, family bathroom, sunny landscaped garden and off road parking for 3 vehicles. Located within the highly regarded Foxhills & Hounslow school catchments.

- Spacious Four Bedroom Detached Family Home
- End Of Cul-De-Sac Position
- Open Outlook Across Green Space To Front
- Sought After Foxhills & Hounslow Catchments
- Open Plan Lounge-Dining Room
- Modern Fitted Kitchen
- Versatile Home Office / Occasional Bedroom Five
- Conservatory Overlooking Rear Garden
- En-Suite To Principal Bedroom
- Off Road Parking For Approximately Three Vehicles

Hamwic Independent Estate Agents are delighted to offer for sale this well presented and generously proportioned four bedroom detached family home, enviably positioned at the end of a sought after cul-de-sac within the ever popular Birchlands area of Totton.

Occupying a particularly pleasant position directly opposite an attractive open green space with tree lined outlook, this spacious detached home offers a wonderful setting for family life, with a lovely sense of openness to the front that is ideal for dog walking, children playing and simply enjoying the outlook from the property.





Occupying an enviable position at the end of a quiet cul-de-sac, this well-presented family home enjoys an attractive open outlook across a green space and tree-lined area, creating a peaceful and family-friendly setting.

The property offers off-road parking for approximately three vehicles, an electric roller garage door, side access to the rear garden, and a covered entrance leading into a welcoming hallway.

The impressive open-plan lounge/dining room provides an excellent family living space, featuring a bay window overlooking the green, engineered wood flooring throughout, and direct access to both the conservatory and kitchen.

A versatile ground floor room is currently used as a home office but would equally suit a fifth bedroom, playroom or hobby room, making the home ideal for modern family lifestyles.

The well-equipped kitchen offers an extensive range of storage and work surfaces, integrated gas hob, electric oven and dishwasher, space for an American-style fridge/freezer, washing machine and tumble dryer, plus a side door providing convenient garden access.

Upstairs are four well-proportioned bedrooms, all with built-in storage. The generous principal bedroom enjoys views over the green and benefits from fitted wardrobes and a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

The heated conservatory provides an excellent year-round reception room overlooking the rear garden, creating an ideal space for relaxing, dining or entertaining.

The attractive rear garden enjoys a sunny aspect with a paved patio perfect for outdoor dining, steps leading to a level lawn, and a practical, easy-to-maintain layout ideal for families.

Location - Birchlands remains one of Totton's most consistently popular residential areas, particularly favoured by families thanks to its established surroundings, quiet cul-de-sac settings and excellent access to well regarded local schooling. This particular position is especially appealing, set opposite a pleasant open green space and tree lined area which offers a lovely outlook and a useful everyday amenity for dog walking, children's play and outdoor enjoyment.

The property falls within the highly sought after Foxhills and Hounslow school catchments, a key factor for many family buyers. Totton town centre is within easy reach and offers a wide range of day to day amenities including supermarkets, independent shops, cafes, leisure facilities and regular public transport links.

For commuters, the property is well placed for access to Totton train station, the M27/M3 road network, and routes into Southampton city centre, whilst the nearby New Forest National Park provides superb opportunities for walking, cycling and enjoying the surrounding countryside.

Additional Information

Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electric, Gas Central Heating

Parking: Off Road Parking For Approximately 3 Vehicles

Garage: Remainder Garage Storage With Electric Roller Door

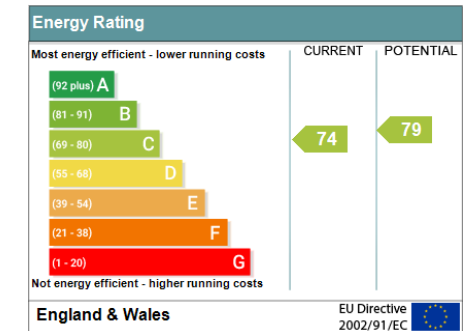




All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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