



170, Calmore Road, Calmore, SO40 2RA  
£625,000

**brantons**

## Features

- Detached Family Home
- Four Generously Proportioned Double Bedrooms
- Spacious Lounge with Dual Aspect Windows
- Modern Kitchen-Diner with Separate Utility
- Study & Downstairs W.C
- Two En-suites & Family Bathroom
- Large Rear Garden with Lawn & Patio Seating Area
- Driveway Parking for Several Vehicles
- Integral Garage & Workshop
- Close Proximity To Local Amenities & Transport Links



## Property

Brantons Independent Estate Agents are delighted to present this impressive detached family home, ideally situated within a convenient residential area of Totton.

Offering a generous and versatile layout, this property is perfectly suited to modern family living. The ground floor accommodation begins with an entrance hallway leading to a spacious lounge, ideal for relaxing and entertaining, and with feature fireplace. There is a substantial kitchen-diner that provides the heart of the home, offering ample space for both cooking and dining, with direct access to the garden.

Additional ground floor benefits include a useful study, perfect for home working, a separate utility room, and a convenient cloakroom. The property further boasts an integral garage along with a workshop, presenting excellent storage or hobby space. Upstairs, the first floor hosts four well-proportioned double bedrooms.

The master bedroom is particularly generous in size, with an en-suite bathroom. Bedroom two also enjoys the use of a luxury en-suite shower room, and a family bathroom serves the remaining bedrooms.

Externally, the property offers driveway parking for several vehicles to the front and a rear garden ideal for outdoor enjoyment. The large garden is mainly laid to lawn with patio seating area.

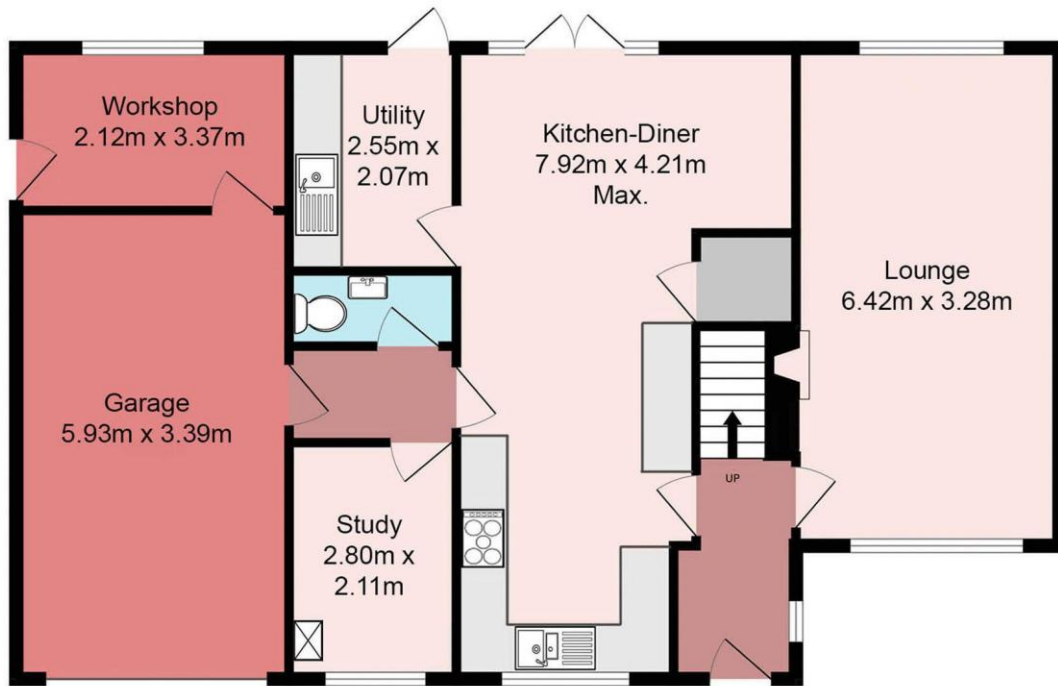
The combination of internal space and functional layout makes this an excellent opportunity for growing families. Early viewing is highly recommended to fully appreciate everything this substantial home has to offer.



## Area

Totton is situated on the eastern edge of the New Forest National Park and is within 5 miles of Southampton's renewed West Quay shopping centre and access to the Isle of Wight. Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands. The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





**Ground Floor**  
96.7 sq.m. approx.



**1st Floor**  
80.8 sq.m. approx.

## Accommodation

Lounge 21' 1" x 10' 9" (6.42m x 3.28m)

Kitchen-Diner 26' 0" x 13' 10" (7.92m x 4.21m)

Utility Room 8' 4" x 6' 9" (2.55m x 2.07m)

Study 9' 2" x 6' 11" (2.80m x 2.11m)

Downstairs W.C 2' 11" x 6' 9" (0.88m x 2.07m)

Integral Garage 19' 5" x 11' 1" (5.93m x 3.39m)

Workshop 6' 11" x 11' 1" (2.12m x 3.37m)

Bedroom One 20' 10" x 10' 10" (6.34m x 3.30m)

Bedroom One En-suite 6' 0" x 8' 1" (1.82m x 2.47m)

Bedroom Two 14' 0" x 10' 6" (4.27m x 3.21m)

Bedroom Two En-suite 4' 11" x 6' 10" (1.51m x 2.08m)

Bedroom Three 10' 7" x 12' 1" (3.22m x 3.69m)

Bedroom Four 10' 2" x 12' 4" (3.10m x 3.77m)

Bathroom 6' 2" x 6' 0" (1.87m x 1.82m)





## Directions

1) From our office proceed west on Water Lane. 2) At the main junction with Calmore Road turn right. 3) Proceed on for approximately 0.8 miles, the property can be found on the right hand side.

## Distances

Motorway: 2.2 miles  
Southampton Airport: 10.2 miles  
Southampton City Centre: 5.7 miles  
New Forest Park Boundary: 1.4 miles  
Train Stations  
Ashurst: 4.2 miles  
Totton: 1.8 miles

## Information

Local Authority: New Forest District Council  
Council Tax Band: E  
Tenure Type: Freehold  
School Catchments  
Infant: Calmore  
Junior: Calmore  
Senior: Testwood

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

# Energy performance certificate (EPC)

Tolton 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 not 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords>).

### Energy efficiency rating for this property

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

**EPC PENDING**

