



338, Calmore Road, Calmore, SO40 2RH
£525,000

brantons

Features

- Detached Family Home Situated in Highly Sought After Area
- Three Generously Proportioned Bedrooms
- Spacious Lounge Flowing Seamlessly into the Dining Room
- Fitted Kitchen with Separate Utility Room
- Conservatory with >13ft High Apex
- Downstairs Shower Room
- Sizable Family Bathroom
- Block Paved Gated Driveway Parking
- Large Garage with Electronic Remote Door & Through Access
- Rear Garden with Patio and Established Variety of Plants, Bushes & Trees



Property

Brantons Estate Agents are pleased to present for sale this spacious and well-proportioned detached family home, offering versatile accommodation and an impressive internal layout ideal for family living.

The ground floor begins with a welcoming entrance hall which provides access to the principal living spaces and staircase to the first floor. To the front of the property is a comfortable lounge offering an ideal space to relax, and flowing conveniently in to the generous dining room which provides ample room for entertaining and family gatherings. The dining room leads into the fitted kitchen, which offers a range of storage units and work surface space, as well as access to a useful utility area. From the dining room, double doors lead through to a bright conservatory with a particularly high apex, reaching to over 13ft in height. The ground floor also benefits from a convenient shower room.

Upstairs, the first floor landing leads to three well-proportioned bedrooms. The main bedroom is particularly spacious and benefits from fitted storage, while the second and third bedrooms are also generous double rooms. These rooms are served by a sizable family bathroom fitted with a bath, walk in shower, wash basin and WC. Externally, the property features a substantial attached garage providing excellent storage or parking space

The garage features a 14ft wide electronic remote controlled door and there is a further single garage door to the rear aspect, allowing vehicular access straight through. The property also benefits from gated block paved driveway parking and a rear garden offering a pleasant outdoor area.

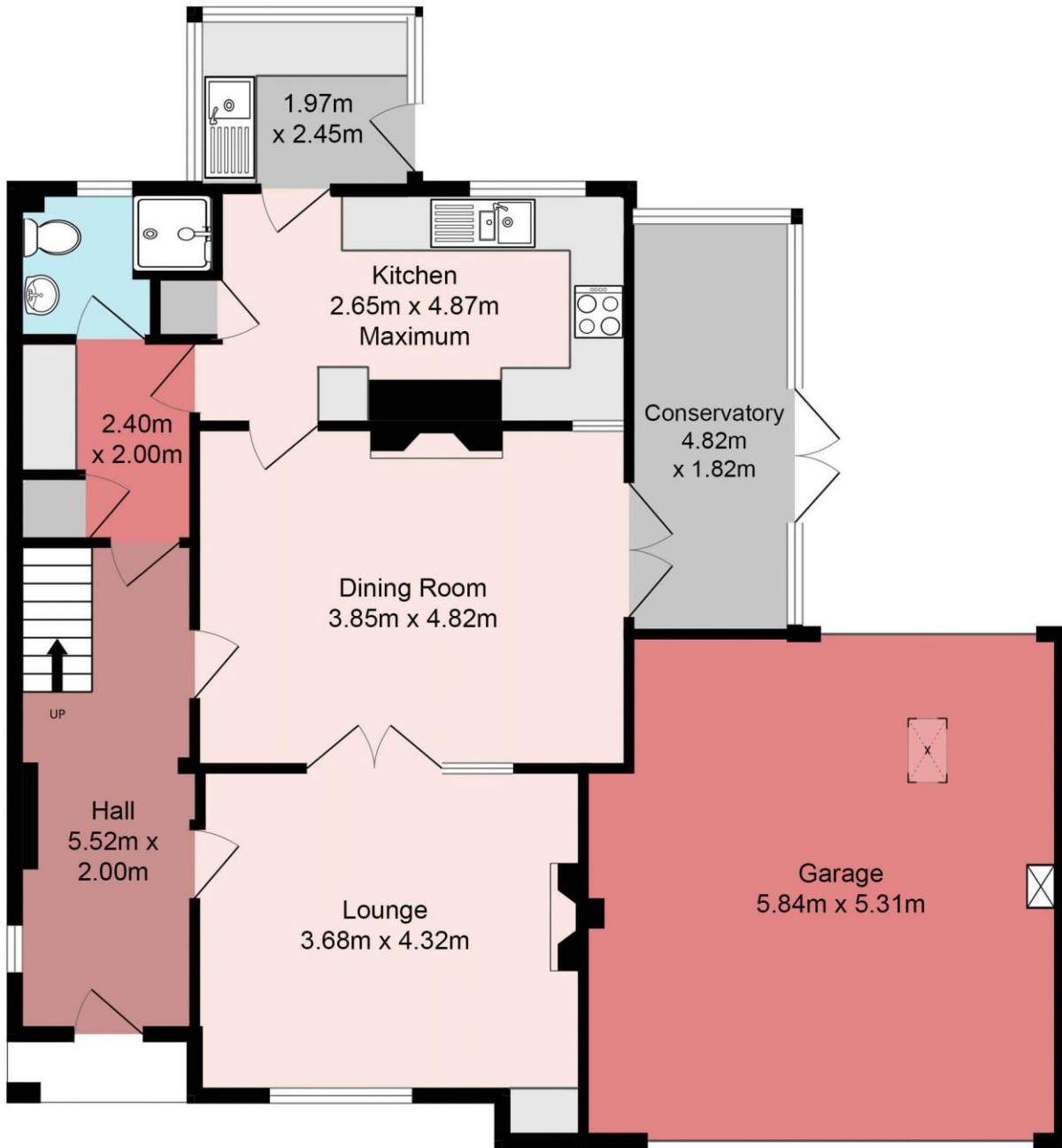
Overall, this well-balanced home offers generous room sizes, versatile living accommodation and excellent potential for a growing family. Early viewing is strongly recommended to fully appreciate everything this property has to offer.



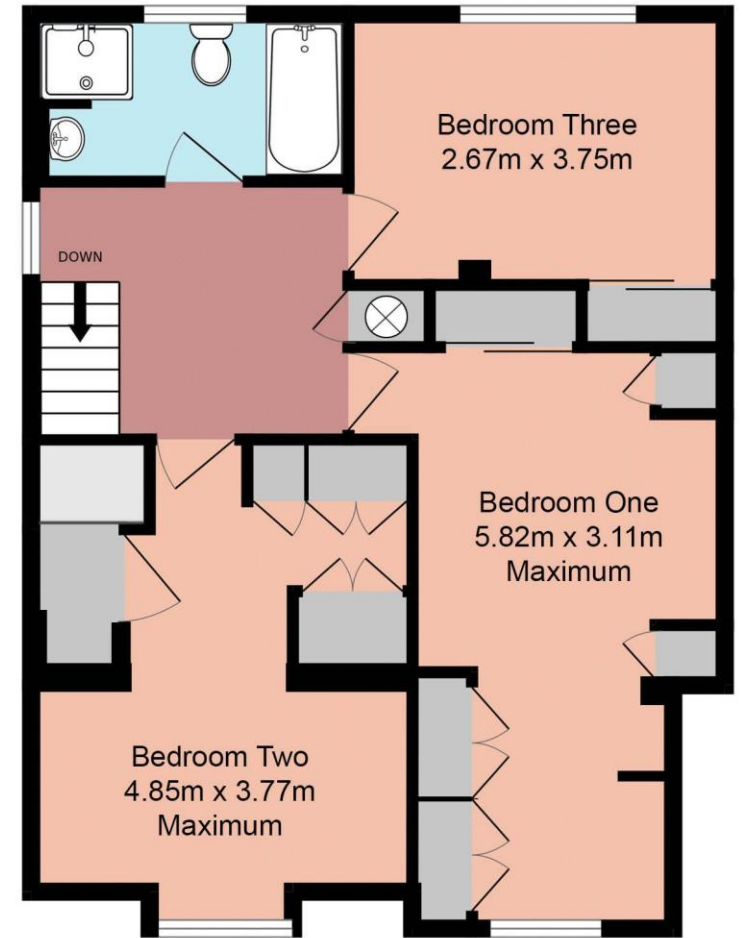
Area

Old Calmore 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 older detached homes including some converted farm buildings. Old Calmore offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.





Ground Floor
108.1 sq.m. approx.



1st Floor
59.8 sq.m. approx.

Accommodation

Hall 18' 1" x 6' 7" (5.52m x 2.00m)

Lounge 12' 1" x 14' 2" (3.68m x 4.32m)

Dining Room 12' 8" x 15' 10" (3.85m x 4.82m)

Kitchen 8' 8" x 16' 0" (2.65m x 4.87m)

Utility 7' 10" x 6' 7" (2.40m x 2.00m)

Shower Room 5' 1" x 7' 0" (1.56m x 2.14m) Max

Conservatory 15' 10" x 6' 0" (4.82m x 1.82m)

Lean To 6' 6" x 8' 0" (1.97m x 2.45m)

Landing 8' 6" x 10' 2" (2.58m x 3.11m)

Bedroom One 19' 1" x 10' 2" (5.82m x 3.11m) Max

Bedroom Two 15' 11" x 12' 4" (4.85m x 3.77m) Max

Bedroom Three 8' 9" x 12' 4" (2.67m x 3.75m)

Bathroom 5' 5" x 10' 3" (1.65m x 3.13m)

Garage 19' 2" x 17' 5" (5.84m x 5.31m)





Directions

1) Head northwest on Salisbury Rd/A36. 2) At the roundabout take the first exit onto Calmore Drive. 3) Turn right to stay on Calmore Drive. 4) Take the fourth left onto Calmore Road. 5) The property will be found on the left hand side.

Distances

Motorway: 1.5 miles
 Southampton Airport: 9.4 miles
 Southampton City Centre: 6.1 miles
 New Forest Park Boundary: 0.3 miles
 Train Stations
 Ashurst: 4.7 miles
 Totton: 2.3 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)		
338 Calmore Road Calmore SOUTHAMPTON SO40 2RH	Energy rating C	Valid until: 16 March 2036
		Certificate number: 4000-1137-0722-0691-3763

Property type	Detached house
Total floor area	128 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

