

23, Amey Gardens, Totton, SO40 2BB

£650,000

brantons



Features

- Stunning Detached Family Home with High Specification Interior
- Six Bedrooms (Five Double Rooms)
- 24ft Lounge With Bay Window & Limed Oak Flooring
- Family Room & With Study With French Doors
- Kitchen-Diner With Granite Work Surfaces & Miele Appliances
- Utility Room & Downstairs W.C
- En-suite Shower Room With Dressing Area & Fitted Wardrobes
- Four Piece Family Bathroom & 2nd En-suite Shower Room
- Ample Driveway Parking & Detached Double Garage
- Beautifully Landscaped Rear Garden with Lawn & Patio Seating Area







Property

Brantons Independent Estate Agents are proud to present for sale this stunning detached family home situated within the ever popular residential development of Hazel Farm.

The versatile accommodation approaches 2000 sq ft and is arranged over three floors; ideally suiting modern family living. The ground floor is comprised of a family room, study, open-plan kitchen-diner, utility room and W.C.

The first floor consists of a 24ft lounge, master bedroom with dressing area and en-suite shower room. From the landing is a nursery or sixth bedroom. The second floor offers a further four bedrooms all of which are generous double rooms. The second bedroom features an en-suite shower room and there is also a luxury four piece family bathroom.

The front of the property provides ample driveway parking, additional hard standing suitable for caravan or boat storage (subject to size) and detached double garage with two 'up and over' doors. At the rear is arguably the largest plot on the development. The enviable and beautifully landscaped rear garden is mainly laid to lawn with a sizable patio seating area and benefits from a good degree of privacy and seclusion.



In our opinion this home is presented to the highest standard of decorative order thus allowing any potential purchaser the ability to move straight in.

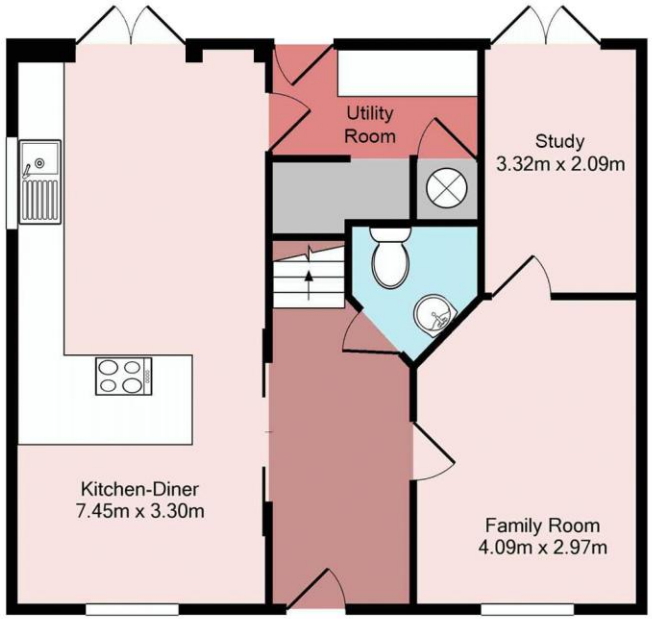
The current owners have spared no expense with the 'hi-end' fixtures and fittings throughout and as a result of this an early internal inspection is a must to avoid any later disappointment.



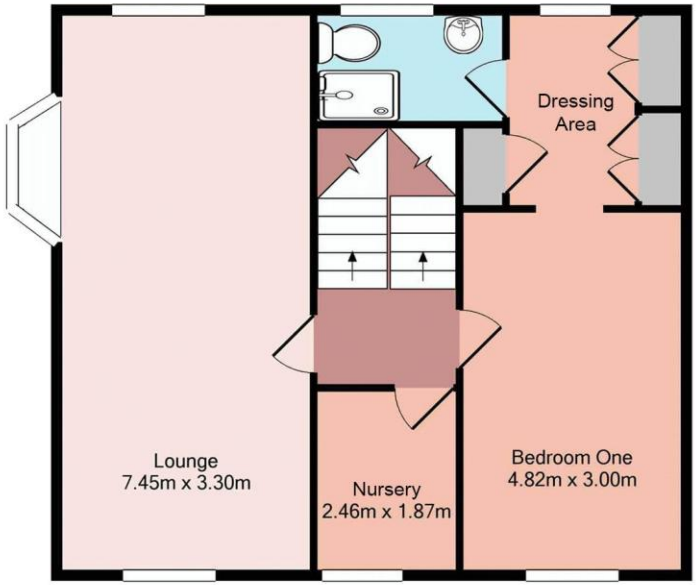
Area

The preferred residential area of Hazel Farm was largely developed during the 2000's and is situated on the eastern edge of the New Forest. Hazel Farm is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a motorway.

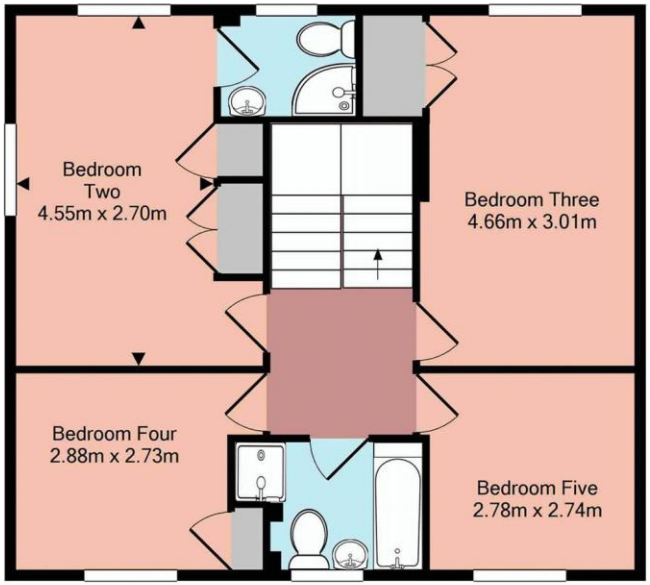
The town of Totton has a number of shops including two large super markets, pubs and food outlets. Locals enjoy easy access to a vast array of shopping at Southampton's West Quay shopping centre which is only around six miles away. Families enjoy the close proximity to the New Forest National Park with its enjoyable walks and picturesque villages.



Ground Floor



1st Floor



2nd Floor

Accommodation

Family Room 13' 5'' x 9' 9'' (4.09m x 2.97m)

Study 10' 11'' x 6' 10'' (3.32m x 2.09m)

Kitchen-Diner 24' 5'' x 10' 10'' (7.45m x 3.30m)

Utility Room 9' 1'' x 4' 8'' (2.76m x 1.41m)

Downstairs W.C 5' 7'' x 5' 7'' (1.69m x 1.69m) Maximum

Lounge 24' 5'' x 10' 10'' (7.45m x 3.30m)

Bedroom One 15' 10'' x 9' 10'' (4.82m x 3.00m)

Dining Area 8' 6'' x 5' 8'' (2.60m x 1.73m)

Bedroom One En-suite 8' 1'' x 4' 6'' (2.47m x 1.38m)

Nursery 8' 1'' x 6' 2'' (2.46m x 1.87m)

Bedroom Two 14' 11'' x 8' 10'' (4.55m x 2.70m) Plus Wardrobes

Bedroom Two E-Suite 6' 6'' x 4' 6'' (1.98m x 1.38m)

Bedroom Three 15' 3'' x 9' 11'' (4.66m x 3.01m)

Bedroom Four 9' 5'' x 8' 11'' (2.88m x 2.73m)

Bedroom Five 9' 1'' x 9' 0'' (2.78m x 2.74m)

Bathroom 9' 1'' x 5' 11'' (2.76m x 1.80m)

Double Garage 19' 7'' x 19' 11'' (5.97m x 6.07m)

















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 3/4 mile. 4) Take the seventh left into Amey Gardens. 5) You will find the property in front of you.

Distances

Motorway: 2.6 miles

Southampton Airport: 10.6 miles

Southampton City Centre: 6.0 miles

New Forest Park Boundary: 0.9 miles

Train Stations — Ashurst: 4.6 miles; Totton: 2.2 miles

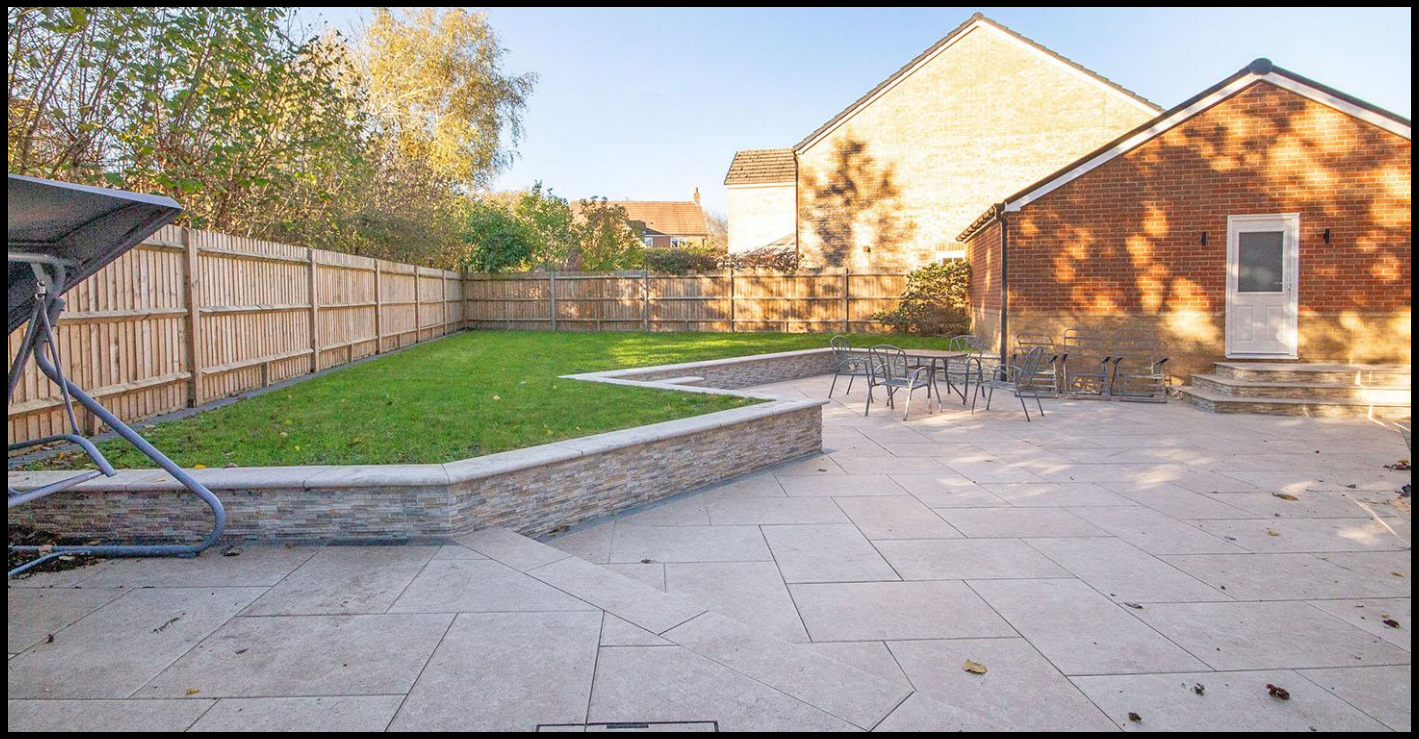
Information

Local Authority: New Forest District Council

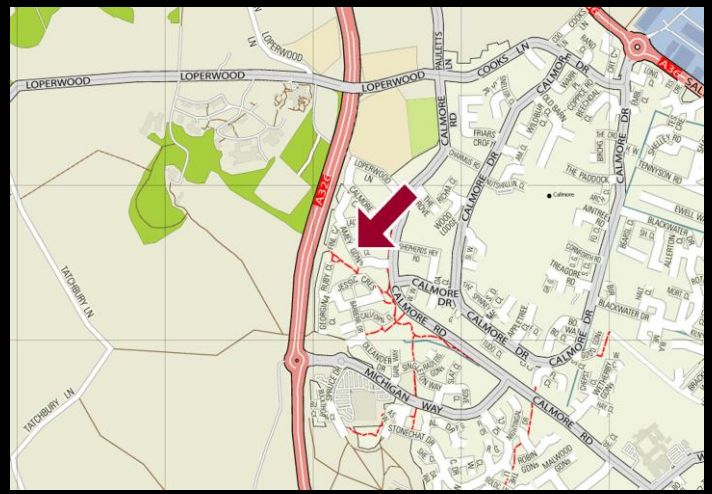
Council Tax Band: G

Tenure Type: Freehold

School Catchments — Infant: Calmore; Junior: Calmore; Senior: Testwood







Energy Performance

Energy performance certificate (EPC)

23, Amey Gardens Totton SOUTHAMPTON SO40 2BB	Energy rating C	Valid until:	11 June 2027
		Certificate number:	0582-2822-7966-9193-2771

Property type	Detached house
Total floor area	190 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).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

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



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.