



Bramtoco Way, Totton, Southampton, Hampshire, SO40 8AG

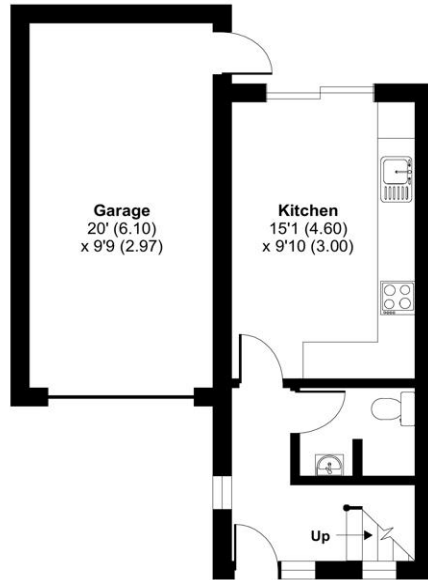


ACCOMMODATION

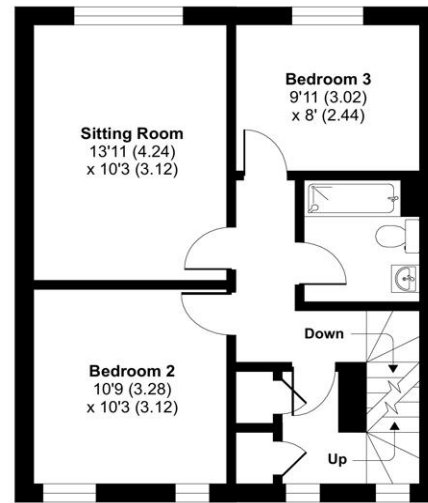
Constructed in 2011 and nestled in a tranquil setting within an exclusive development adjacent to the Totton & Eling Cricket Ground, this spacious townhouse offers a serene lifestyle within walking distance of Totton town center, the train station, and local schools. Distinguished by its exceptional size, this well-presented property spans three floors, featuring three generously proportioned double bedrooms, including an en-suite to the master bedroom. The thoughtfully designed kitchen is equipped with a range of integrated appliances, while the lounge diner affords delightful views of the rear garden. The garden itself is a haven of relaxation which is mainly laid to lawn whilst boasting a sunny aspect, accompanied by a sizable workshop fitted with power and light. Convenience is further enhanced with off-road parking in front of the spacious garage, complemented by additional visitors' parking within the development. Offering a perfect blend of comfort and convenience, this property stands out from the crowd, providing a harmonious living experience in

Approximate Area = 1382 sq ft / 128.4 sq m (includes garage)

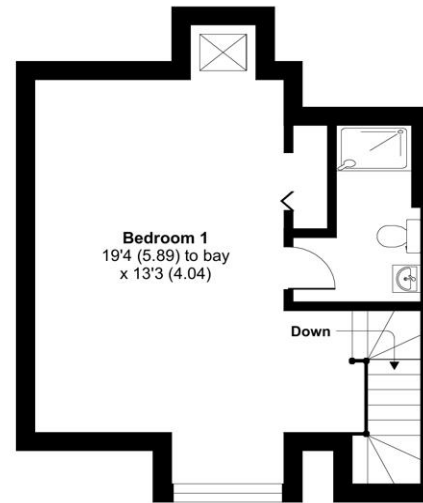
For identification only - Not to scale



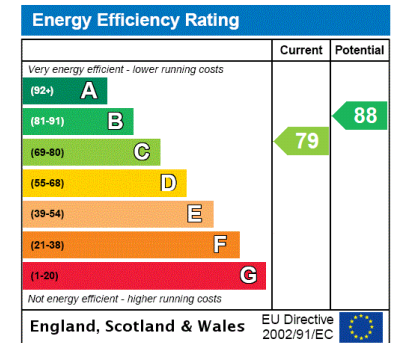
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1079787



SITUATION

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline Railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away.



SPECIFICATION

- A well presented townhouse
- Three double bedrooms with en-suite to the master
- Spacious accommodation throughout
- Fitted kitchen with integrated appliances
- Enclosed and landscaped rear garden
- UPVC double glazing and gas fired central heating
- Off road parking and large single garage

LOCAL AUTHORITY

New Forest District Council
Council Tax Band B

GUIDE PRICE

Offers IEO £350,000

TENURE

Freehold

Annual Estate Management Charge: £250