



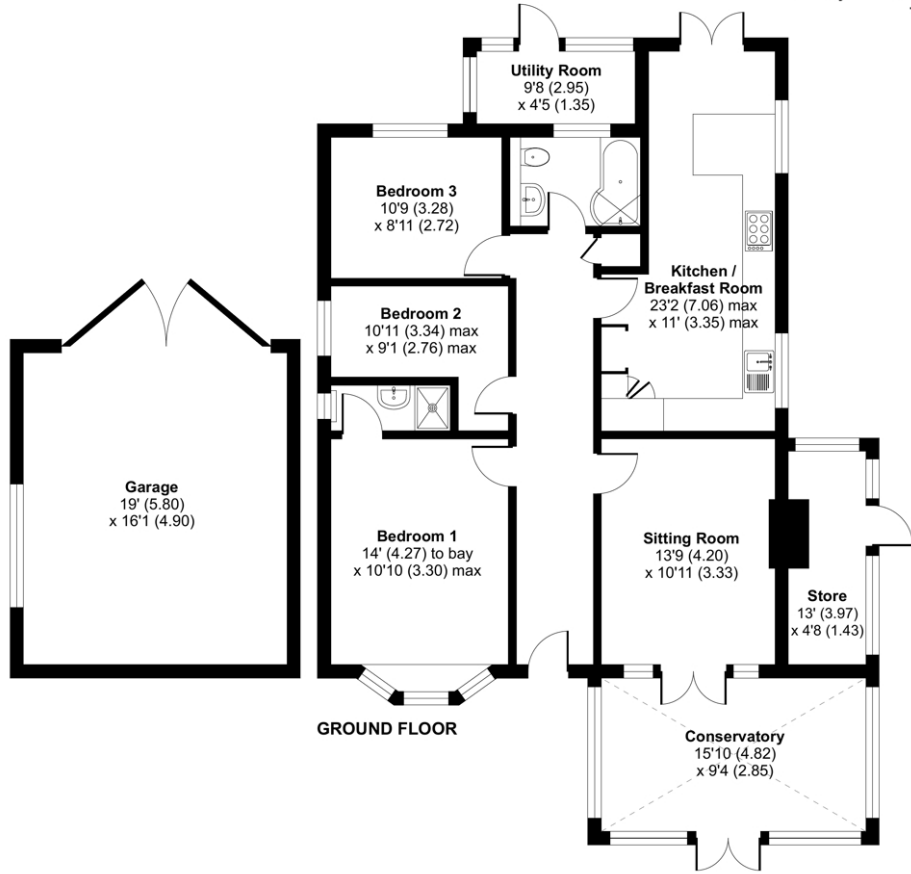


## ACCOMMODATION

Carn Brae, named after the picturesque area of Scotland, is a charming bungalow set within generous and beautifully maintained gardens that back onto a serene sylvan setting. Positioned away from the main thoroughfare, this beautifully renovated three-bedroom bungalow offers modern living in a serene sylvan setting, with new kitchen, bathroom, décor, plumbing, electrics, and glazing, including a stunning new conservatory. The thoughtful layout provides an ideal 'social flow,' with all bedrooms positioned on the left side and spacious reception areas to the right. The sleek, modern kitchen is complemented by a separate utility room, ensuring practicality alongside style. Externally, the property benefits from an additional office space, perfect for home working. With both siding and backing onto picturesque woodland, the home offers a peaceful retreat while remaining conveniently close to Hounslow School and local amenities. This makes it an excellent choice for families or those seeking a balance between tranquillity and accessibility.



Approximate Area = 1082 sq ft / 100.5 sq m  
Garage = 306 sq ft / 28.4 sq m  
Utility Room & Store = 104 sq ft / 9.7 sq m  
Total = 1492 sq ft / 138.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2025. Produced for Charters Estate Agents Limited. REF: 1241599



Scan the QR code to find out more information about this property.

### 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**

- Three bedrooms
- Conservatory
- Open plan kitchen/breakfast room
- Countryside living
- Kitchen Garden

**LOCAL AUTHORITY**

New Forest District  
Council Tax Band D

**ASKING PRICE £550,000**

**TENURE**

Freehold