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ESTATE AGENTS

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36 Pentridge Way, Ashurst Bridge SO40 7QG

£550,000

- Superb corner plot
- Fabulous live in kitchen
- Private position
- Ample parking
- Vendor suited
- Elegant reception rooms
- Suitable for extension
- End of Cul-de-sac
- Large garage
- Viewing essential





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A beautifully presented three-bedroom detached home in Totton, tucked away at the end of a peaceful and highly private cul-de-sac.

This thoughtfully extended property offers an exceptional blend of tranquillity, generous living space, and modern family comfort.

The current owners have enhanced the home with sympathetic additions that create a natural, sociable flow throughout, resulting in a well-balanced layout ideal for both everyday living and entertaining.



Tucked away at the end of a peaceful and highly private cul-de-sac, this executive attached family home offers an exceptional opportunity for buyers seeking tranquillity, space, and modern family living. The property has been thoughtfully and sympathetically extended by the current owners, resulting in a beautifully balanced home with a natural, sociable flow throughout.

At the heart of the home is a superb open-plan family kitchen and living area, complete with integrated appliances and views across the garden. This impressive space is perfect for informal entertaining and everyday family life. Complementing the central hub are two further reception rooms: a generous, light-filled lounge and a versatile home office or study, ideal for remote working or a quiet retreat.

The ground floor also benefits from a substantial utility room with an adjoining pantry, offering excellent practical storage and everyday functionality. A convenient downstairs WC completes this level.







Upstairs, the first floor features three well-proportioned bedrooms, all benefiting from attractive views to both the front and rear. Each room offers practical built-in storage, enhancing the sense of space and keeping the accommodation neatly organised. The primary bedroom also enjoys a modern ensuite and fitted wardrobes, creating a stylish and functional retreat. A contemporary family bathroom completes this level.

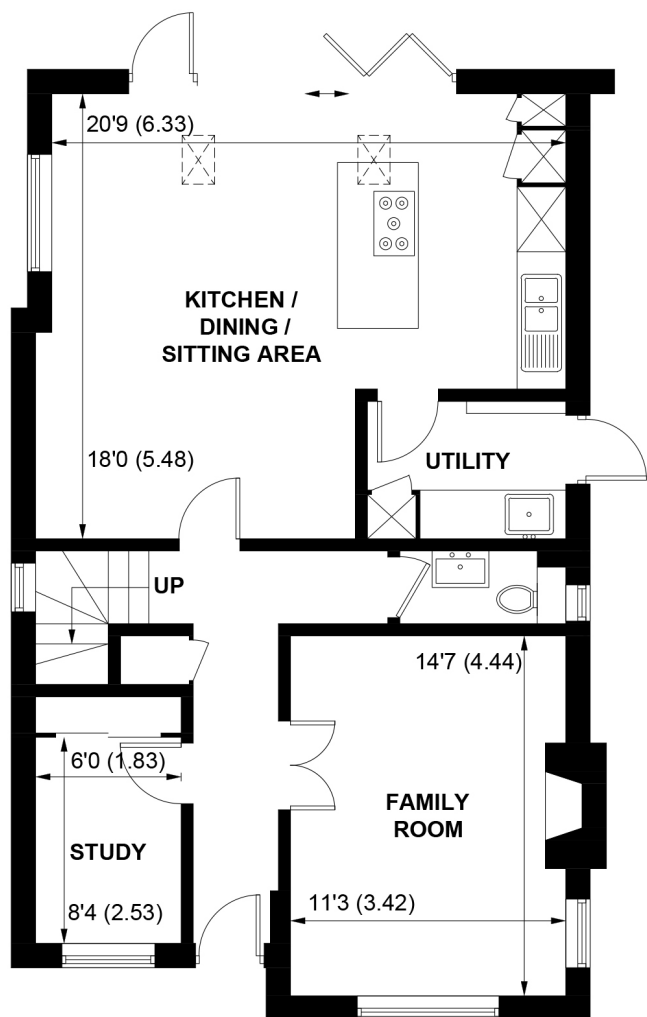
One of the standout features of this home is the exceptional corner plot. The gardens are beautifully arranged with multiple alfresco seating and entertaining areas, offering wonderful outdoor living spaces that must be seen to be fully appreciated.

To the front, the property features a large single garage with an adjoining carport, together offering ample parking for up to four cars.

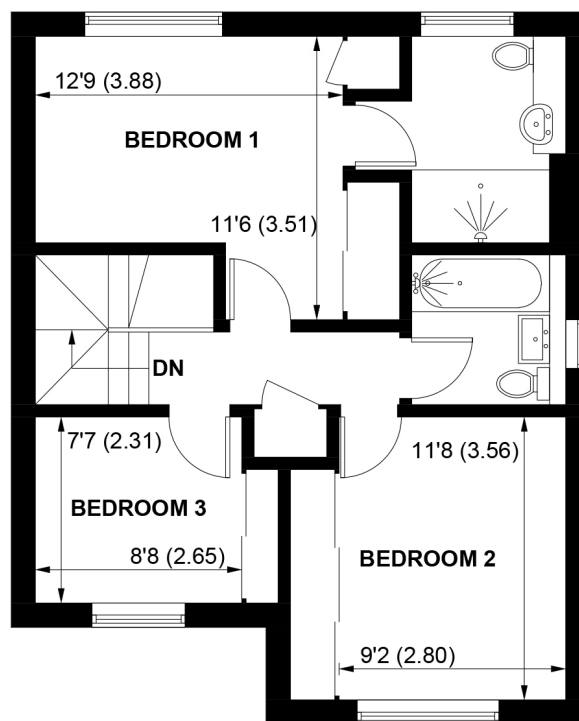
Totton remains a highly sought-after location for families, thanks to its excellent local schooling options, convenient amenities, and easy access to both Southampton and the New Forest National Park.

We highly recommend an internal inspection to appreciate the generous proportions, quality presentation, and superb setting of this impressive home.

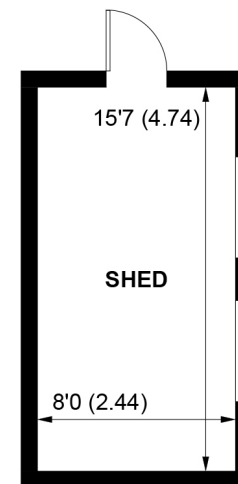




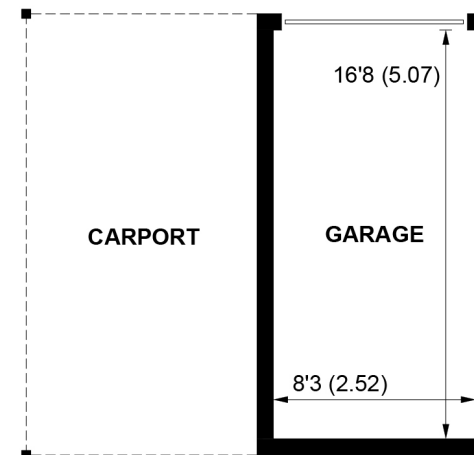
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1306 SQ FT / 121.3 SQ M

GARAGE / SHED = 261 SQ FT / 24.3 SQ M

(EXCLUDING CARPORT)

TOTAL = 1567 SQ FT / 145.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

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