



22 Alder Hill Drive

Totton, Southampton, SO40 8JB

SPENCERS  
ROMSEY







*A wonderful family home set within a private cul-de-sac in Totton with superb access to the New Forest National Park and Southampton. The property offers well-presented accommodation throughout and benefits from modern fittings throughout.*

#### Ground Floor

Inner Lobby, Sitting Room, Dining Room, Kitchen/Breakfast Room

#### First Floor

Three Bedrooms, Family Bathroom, En-suite

#### Outside

Off-street parking, Garden, Garage



**Offers In Excess of £400,000**





## FLOOR PLAN

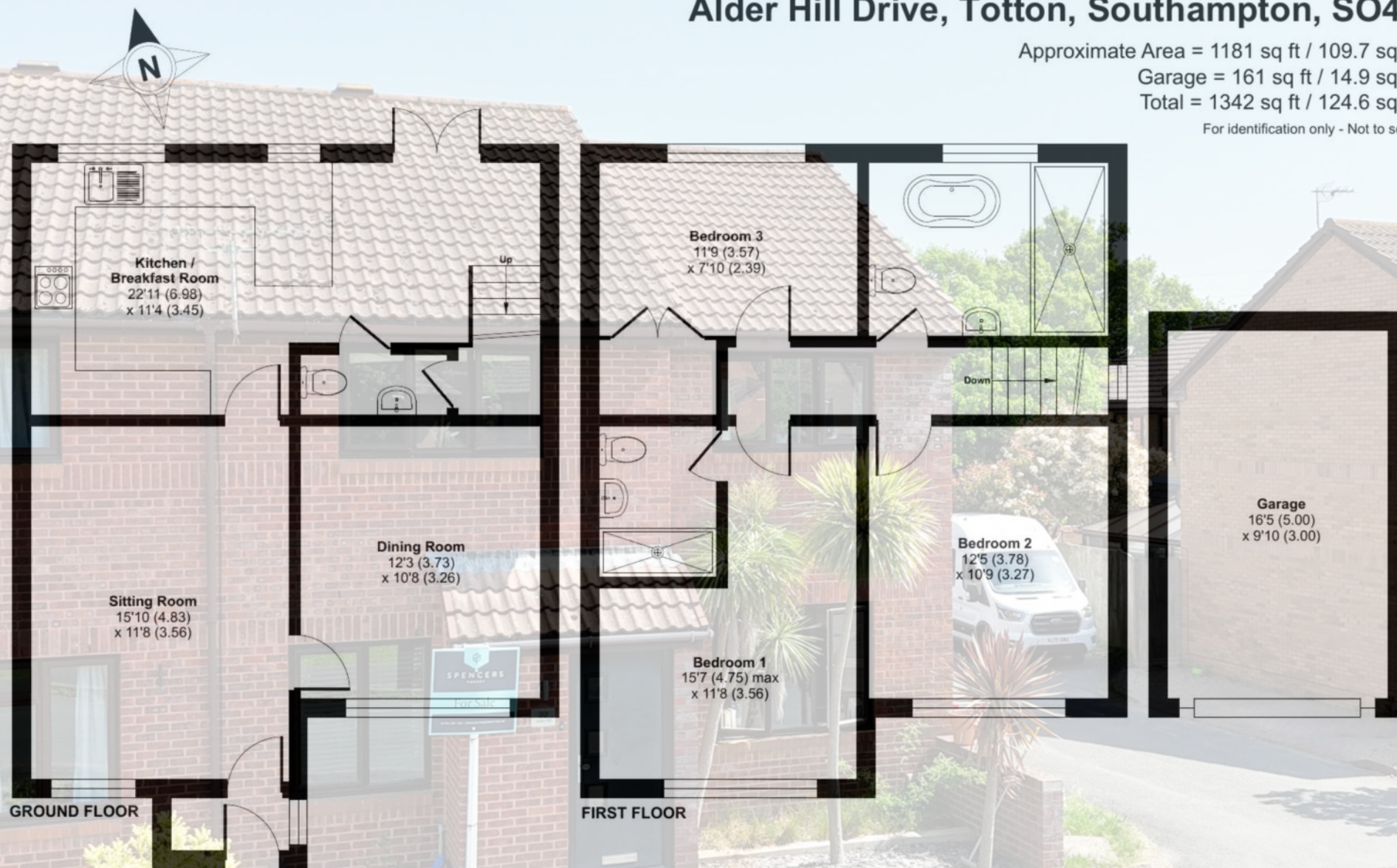
### Alder Hill Drive, Totton, Southampton, SO40

Approximate Area = 1181 sq ft / 109.7 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1342 sq ft / 124.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1286635





## The Property

A superbly proportioned three-bedroom semi-detached family home, tucked away in a delightfully quiet cul-de-sac and within easy walking distance of local amenities. The property opens with a welcoming porch that leads into generous living accommodation. The spacious sitting room immediately creates a sense of openness, seamlessly connecting to a second reception room—perfectly suited for use as a dining area, home office, or playroom.

The well-appointed kitchen features quality Neff appliances, including a dishwasher, oven, and gas hob, alongside a Beko washer/dryer. Ample wall and base units provide excellent storage, while a breakfast bar supports convenient, on-the-go living. There's also space for a small breakfast table, if desired. A ground-floor WC completes the downstairs layout.

Upstairs, the home continues to impress with three generously sized double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while a large family bath and shower room serves the remaining two bedrooms.

## Property Video

Point your camera at the QR code below to view our professionally produced video.





## Outside

Externally, the rear garden is accessed through the kitchen via a set of French doors. The garden is easily maintained with a striking patio and decking. The single garage is accessed from the garden, providing external storage with parking located to the fore of this.

## The 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.







## Additional Information

Energy Performance Rating: C Current: 78 Potential: 88

Council Tax Band: C

Local Authority: New Forest District Council

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: Speeds of up to 1800 Mbps available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

## Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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