



**5 Briardene Court**

*Totton, Southampton, SO40 8WD*

**SPENCERS**  
ROMSEY







# 5 BRIARDENE COURT

## TOTTON • SOUTHAMPTON

*A substantial five-bedroom detached family home set in a sought-after cul-de-sac within the popular town of Totton.  
The property features ample off-road parking, a double garage and a private, westerly facing garden.*

### Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Family Room, Utility Room,  
Cloakroom

### First Floor

Five Bedrooms, Three En-suites, Family Bathroom

### Outside

Off Road Parking Facilities, Large Front, Side and Rear Garden, Private and Westerly Rear  
Garden, Vegetable Patch, Patio Seating Area, Wood Gazebo

**Guide Price £695,000**



3



5



4









## The Property

Upon entering the property, a porch opens into a hallway leading to a spacious, triple aspect sitting room with sliding patio doors opening to the garden.

The main central reception hall links to a double aspect family room featuring a marble-surround gas fire, and further patio doors to the rear garden.

To the rear, the L shaped kitchen/dining room overlooks the garden and is fitted with a range of units, integrated appliances including an electric double oven, gas hob with extractor, and space for a dishwasher and fridge freezer. The adjoining utility room provides additional storage, plumbing for a washing machine, and access to the garden.

The first-floor galleried landing leads to the main bedroom with front aspect bay window, walk-in wardrobe, and en suite shower room. Bedrooms two and three benefit from side aspect windows and private en-suite facilities, with bedroom two featuring a bathroom en-suite and bedroom three offering a shower en-suite. The remaining two bedrooms are served by the family bathroom.

## Property Video

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



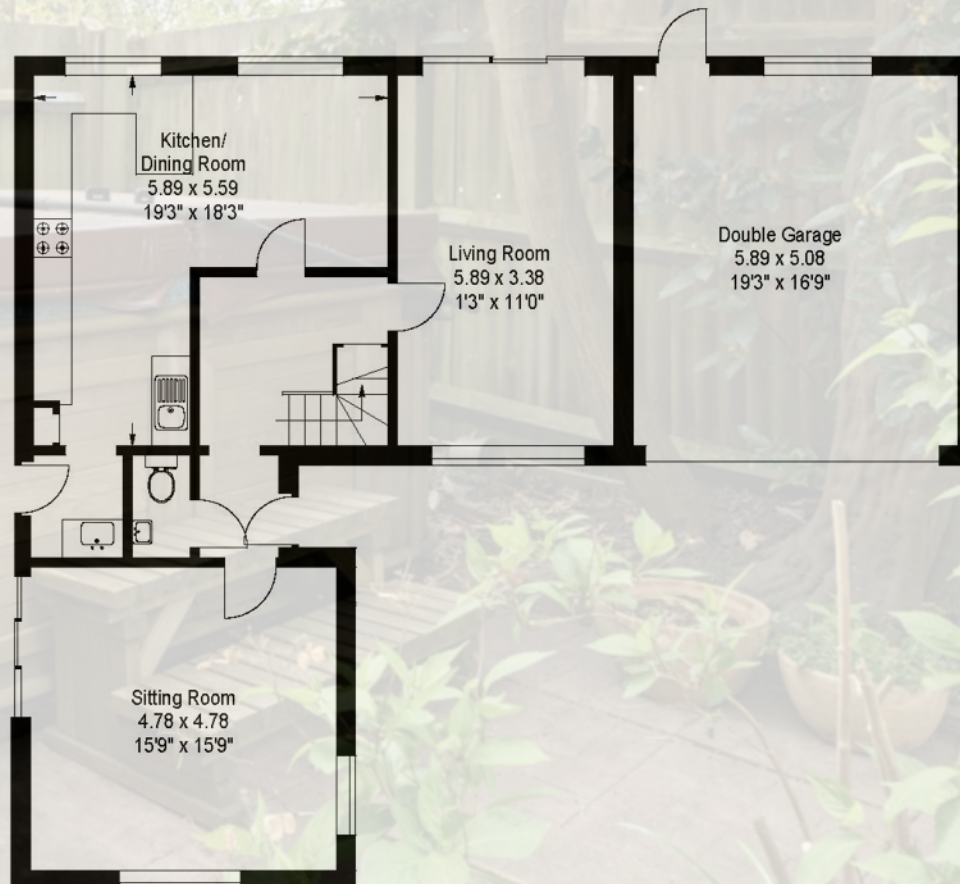
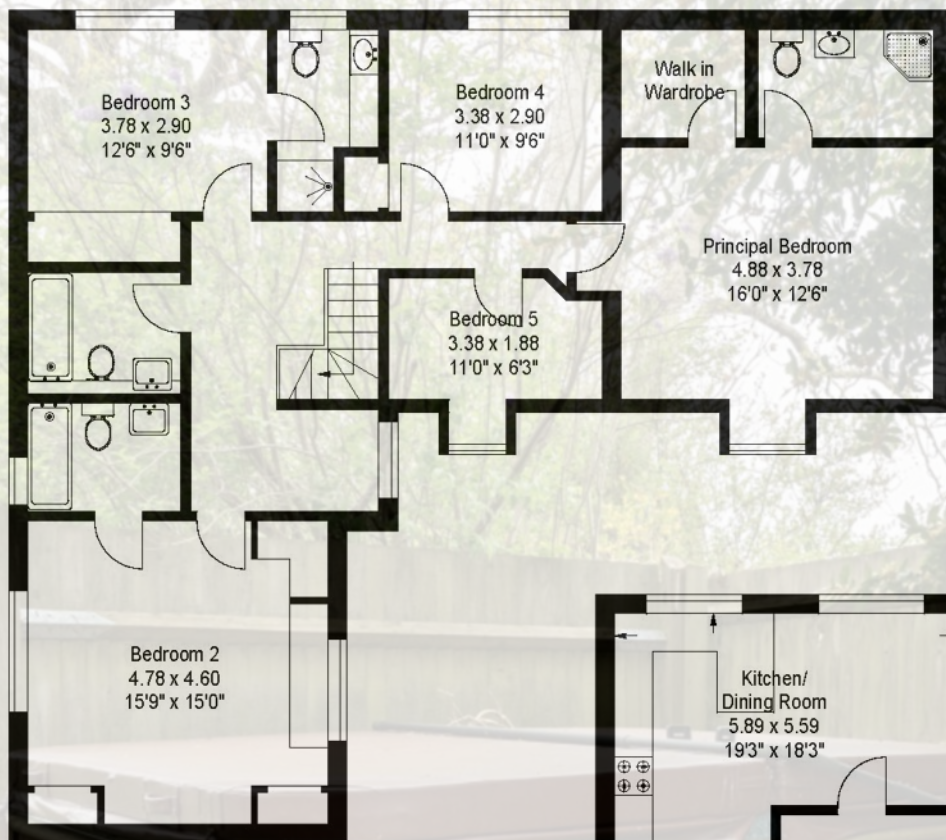












Approximate  
Gross Internal Floor Area  
Total: 231sq.m. or 2487sq.ft.  
(Including Garage)

Plans produced and Copyright HOMEPLAN  
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FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE





## Outside

The front garden enjoys a generous frontage and has been beautifully landscaped to create an attractive first impression. Predominantly laid to lawn, it is complemented by a selection of small trees, well-stocked flower beds, and shrub borders. A tarmac driveway provides ample off-road parking for multiple vehicles and leads to the detached double garage, which benefits from power, lighting, and an automatic up-and-over door.

The rear garden offers a sunny, private retreat and has also been thoughtfully landscaped. Mainly laid to lawn, it features a variety of mature plants, flower beds, and shrub borders, along with patio and decking areas ideal for outdoor entertaining. A feature gazebo provides a lovely focal point at the centre of the garden.

## The Situation

The town of Totton offers a range of local amenities, including a variety of shops, two large supermarkets, pubs, and a selection of food outlets. Residents also benefit from convenient access to the extensive shopping, dining, and leisure facilities available at Southampton's West Quay Shopping Centre, located approximately five miles away. For families and outdoor enthusiasts, the nearby New Forest National Park provides beautiful countryside, scenic walks, and charming villages to explore.











## Additional Information

Energy Performance Rating: C Current: 71 Potential: 80

Council Tax Band: E

Local Authority: New Forest District Council

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: Cable Broadband and ADSL Copper-based phone landline.

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

## Viewing

By prior appointment only with the vendors agents Spencers Property.

## 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





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

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