



52 Brackley Way

Totton, Southampton, SO40 3HN

SPENCERS
ROMSEY





An extended four-bedroom semi-detached family home set in a highly sought after cul-de-sac location in the popular location of Totton

The Property

An attractive entrance porch opens into a welcoming main reception hall, which provides access to the principal ground floor accommodation. The sitting room is a particularly comfortable reception space, centred around an attractive feature fireplace, creating an ideal setting for relaxation.

In addition, there is a versatile music/family room offering flexible living space, well suited to a variety of uses including a playroom, study, music room or an additional reception room.

A particular highlight of the property is the stunning open-plan kitchen/dining room, thoughtfully designed and fitted with an extensive range of contemporary units, complemented by integrated appliances and a central island unit, providing both additional preparation space and an ideal social focal point for everyday living and entertaining.

Further rooms to this level include a utility room and a cloakroom.

To the first floor, a landing area links to four good sized bedrooms, all served by a modern family bathroom.



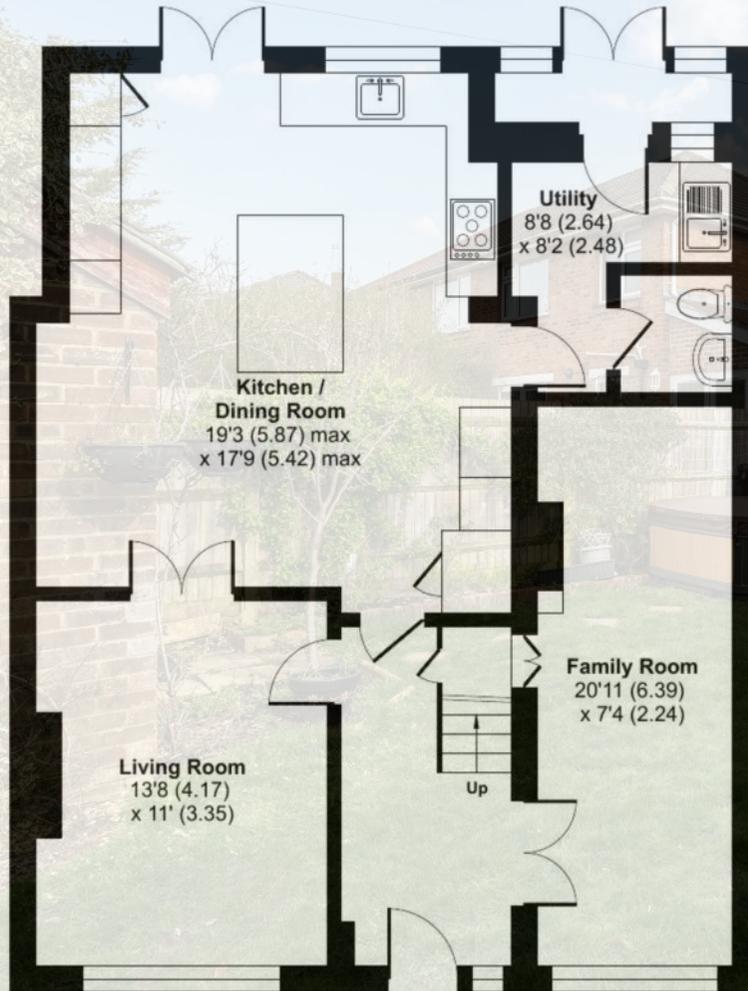
Guide Price £455,000



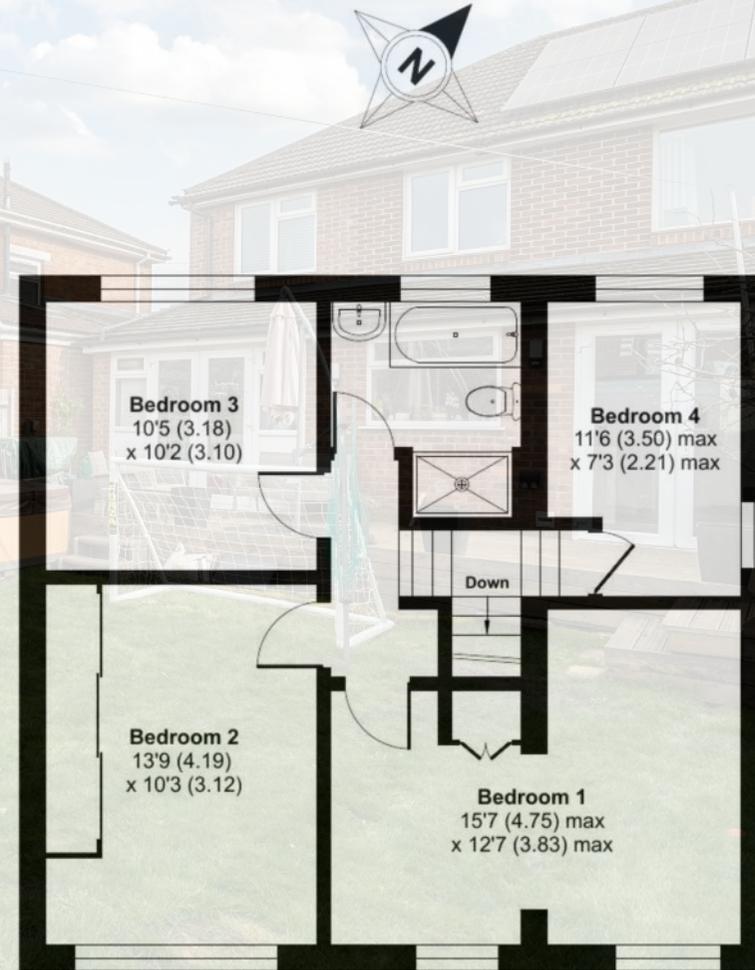
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Approximate Area = 1500 sq ft / 139.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Outside

To the front aspect, a block paved driveway provides off road parking for two cars, with a small adjoining area of lawn garden flanked by a low-rise brick wall.

The private rear garden is predominantly laid to level lawn with fence panel borders, a bike shed and a seating terrace extending across and adjoining the rear of the property.

The Situation

Brackley Way is conveniently located approximately one mile from Totton town centre, where a comprehensive range of shops, cafés, restaurants and everyday amenities can be found. Totton is a highly regarded residential area, popular with families due to its well-regarded local schools and excellent local facilities.

Situated just a few miles west of Southampton and close to the eastern boundary of the New Forest National Park, the area offers the perfect balance between town and countryside living. Residents benefit from excellent transport connections, including convenient access to the M27 and M3 motorway network, as well as mainline rail services from Totton station.

For those who enjoy the outdoors, pleasant walks can be found around the nearby Test Estuary, while the New Forest National Park offers a wealth of open spaces, scenic cycle routes and nature trails to explore.





Additional Information

Energy Performance Rating: B Current: 89 Potential: 96

Council Tax Band: D

Local Authority: New Forest District Council

Tenure: Freehold

Services: All mains services connected

Broadband: Ultrafast broadband with speeds of 1,800 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

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:

A: 7 Market Place, Romsey , SO51 8NB

T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk