



11 Redwood Gardens

Totton, Southampton, SO40 8SY

SPENCERS
ROMSEY





A recently refurbished three-bedroom end of terrace home, ideally situated in the highly sought-after area of West Totton and within close proximity to the beautiful New Forest National Park, as well as well-regarded local schooling including Foxhills Junior School and Hounslow Academy. A range of local amenities are also conveniently close by.

Ground Floor

Internal Porch, Sitting Room, Kitchen/Dining Room

First Floor

Bedroom one, Bedroom Two, Bedroom Three, Family Bathroom

Outside

Private Off-Road Parking, Rear Garden

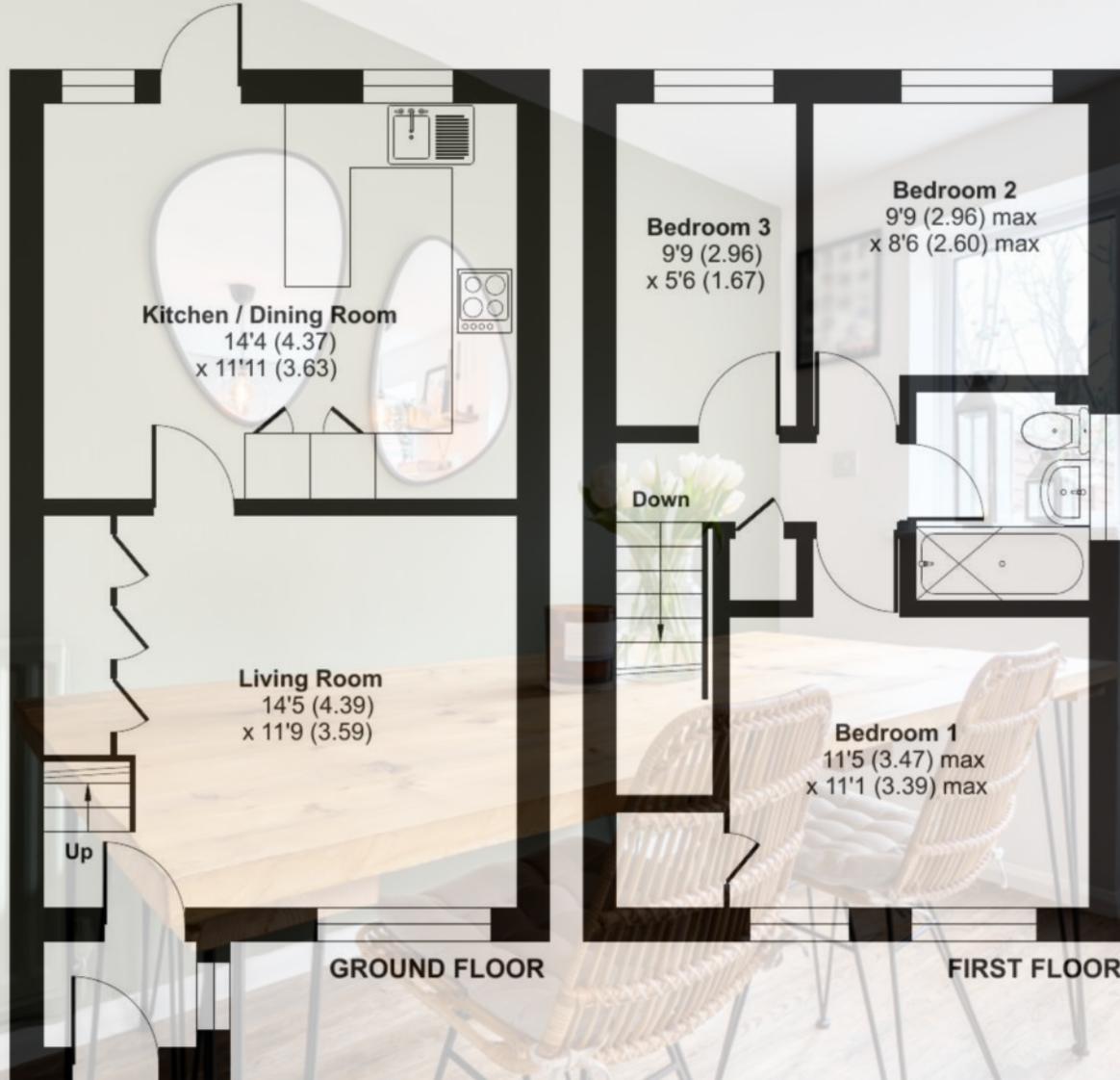
Guide Price £350,000

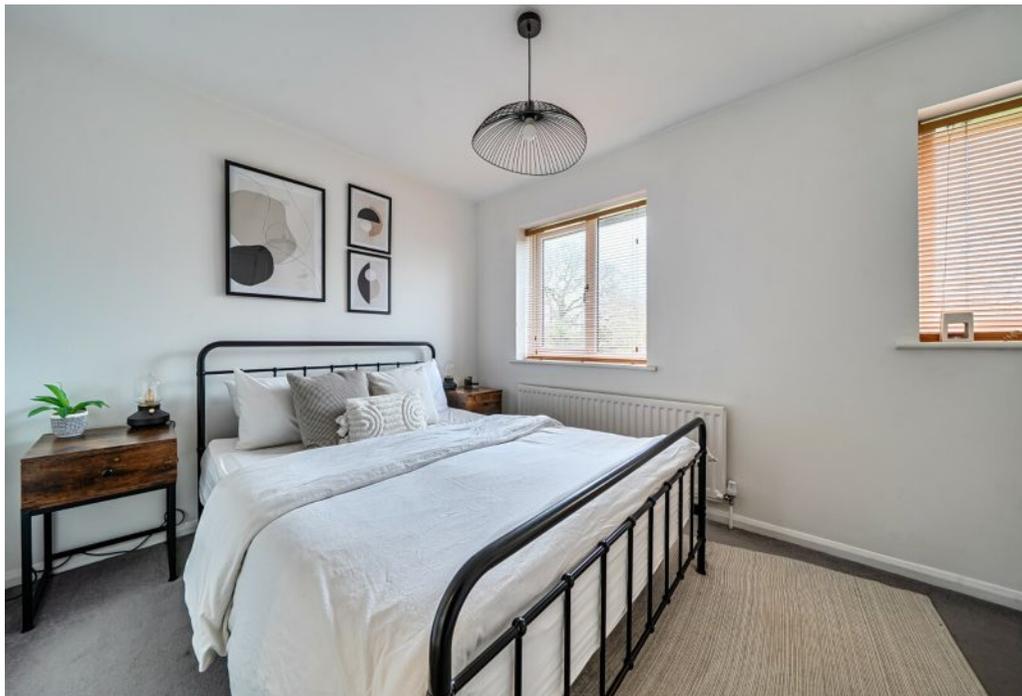


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Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale





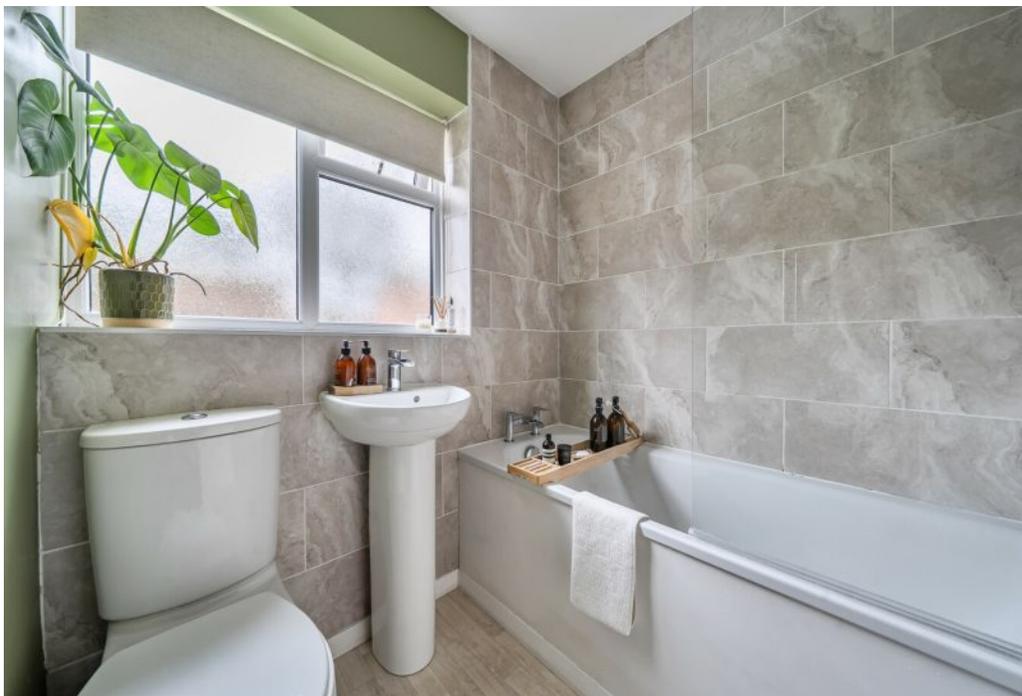
The Property

Ground Floor

An internal porch provides a welcoming entrance and leads into a bright sitting room. Complementing the sitting room is a practical understairs cupboard, ideal for keeping everyday essentials neatly stored. Beyond this lies the impressive kitchen/dining room, which has been beautifully redesigned to create a stylish and functional hub. The kitchen features modern worksurfaces, ample base and wall-mounted storage and a comprehensive range of integrated appliances including an oven, electric hob, dishwasher, fridge/freezer, washing machine and a useful larder cupboard. A glass panel door and a window above the sink allow natural light to flood the space while offering pleasant views over the rear garden.

First Floor

The first floor hosts three well-proportioned bedrooms, with bedroom one benefitting from fitted storage. A family bathroom serves the bedrooms and is fitted with a shower over the bath.



Property Video

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





Outside

To the rear, the property boasts an impressive private parking area with space for approximately four to five vehicles, in addition to visitor parking located to the front. The south-westerly facing rear garden is predominantly laid to lawn and enjoys plenty of afternoon and evening sun. A patio seating area provides the perfect space for outdoor dining with a pathway leading conveniently to the rear parking area.

Location

West Totton is a highly desirable residential area on the western fringe of Totton, offering an excellent balance of town convenience and natural surroundings. Positioned on the edge of the stunning New Forest National Park, residents enjoy immediate access to miles of open heathland, ancient woodland and scenic walking and cycling routes, perfect for outdoor enthusiasts and families alike.

The area is well served by a range of local amenities including convenience stores, supermarkets, healthcare facilities and leisure options, all within easy reach. Well-regarded schools such as Foxhills Junior School and Hounslow Academy are located nearby, further enhancing its appeal for families.

For commuters, West Totton benefits from excellent transport links. The M27 provides straightforward access to surrounding coastal and commercial centres, including Southampton and Winchester, while mainline rail services from Totton offer connections to London and beyond.

Combining a peaceful residential setting with superb connectivity and outstanding natural beauty on the doorstep, West Totton remains one of the most sought-after locations in the area.

Directions

From our office at Spencers Estate Agent Romsey, 7 Market Place, proceed along the B3398 and follow signs towards the Bypass Road, joining the A27/A3090. Continue on the A3090 before taking the A326 towards Totton.

Follow the A326 and take the turning for Larchwood Road. Proceed along Larchwood Road and then turn into Redwood Gardens, where the property will be located within the cul-de-sac.





Additional Information

Tenure: Freehold

EPC: C Current: 71 Potential: 78

Council Tax Band: C

Local Authority: New Forest

Services: All mains services connected

Heating: Gas Central Heating

Ultrafast broadband available at the property (Ofcom)

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

Disclaimer: Under the 1979 Estate Agents Act, we wish to declare that the Vendor of the property is associated with Spencers Estate Agents.

Important Information

Spencers of The New Forest 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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