



FELLS GULLIVER
ESTATE AGENTS

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1 Grove Mews, Eling Hill, Totton, SO40 9HF

£699,950

- Waterside
- Fabulous house for entertaining
- Great access to the beach
- A rare find
- Viewing essential
- 0.3 acre manicured gardens
- Spacious flexible accommodation
- Views over Eling Tide Mill
- Beautifully presented and recently renovated family home





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A fabulous opportunity to acquire a waterside home with excellent access to the beach. Eling Grove Mews is situated in a superb position overlooking an historic tide mill and sat on an immaculate expansive plot of 0.3 of an acre.

The house has undergone a painstaking scheme of renovation and improvement by the current owners and now offers a very stylish family home with much emphasis on informal entertaining. Due to its elevated position there is a wonderful sense of privacy.



A house for entertaining! Wonderfully positioned to take advantage of the views from all principle rooms and the extensive al-fresco terrace and balconies. This superbly presented house is offered in excellent decorative order and has been painstakingly renovated by the current owners.

At the heart of the home is a refitted kitchen family room with hand painted Laura Ashley units complemented by quartz worksuraces and a central island. The patio doors give access to a expansive al-fresco entertaining area, which forms a natural link from internal to external areas all with views over the grounds and water.

There is also a dining room adjoining the kitchen.

The sitting room is a delight with access to a good sized balcony, within the sitting room is a multi-fuel clearview stove making it a wonderful space for cosy Winter evenings.







On the first floor are four well proportioned bedrooms. The principal benefits from a refitted en-suite of great quality. The remaining three bedrooms are again served by a refitted bathroom suite.

The gardens extend to roughly 0.3 of an acre and are superbly presented and well designed offering numerous outdoor entertaining areas with delightful views. There is a large garage and within the gardens a lovely outbuilding that has been cleverly converted into a bar and entertaining space.

Grove Mews is situated in a perfect position to gain access to the nearby beach, with other idyllic walks situated nearby.





Ground Floor

First Floor

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