



37 Oldbarn Close

Calmore, Southampton, SO40 2SY

SPENCERS
ROMSEY





A three-bedroom terraced home approaching 1,000sqft, offered with no onward chain and excellent scope to modernise. Featuring a kitchen, spacious sitting/dining room with conservatory, three bedrooms, front and rear gardens, and rear access to a garage.

Ground Floor

Kitchen, Sitting/Dining Room, Conservatory

First Floor

Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom

Outside

Single Garage, Front and Rear Garden

Guide Price £260,000



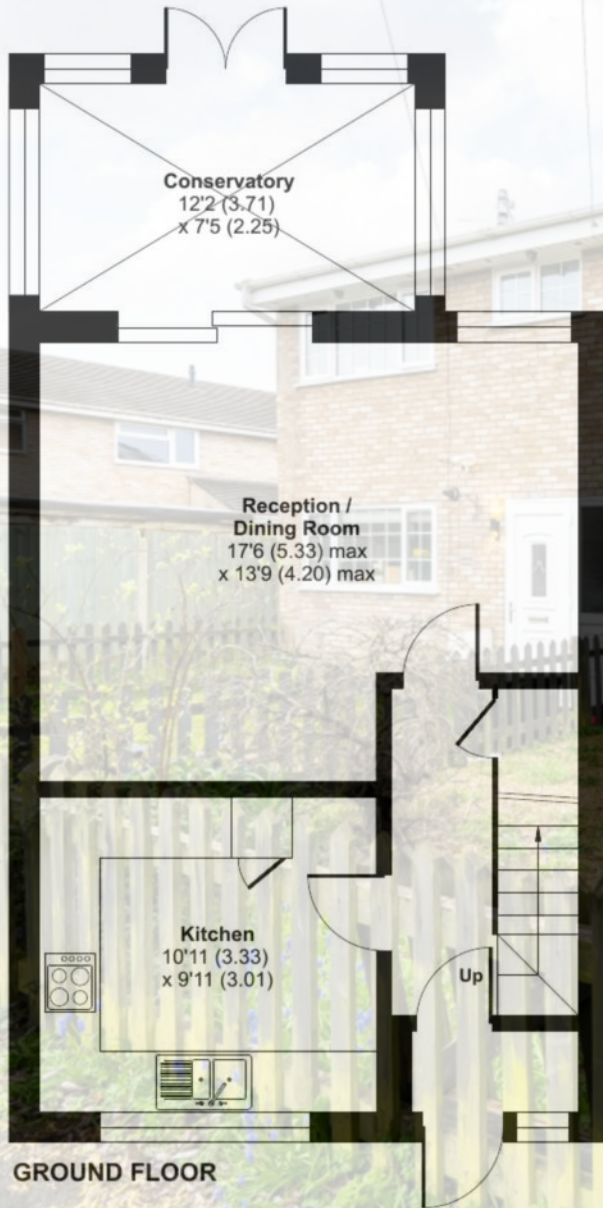
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Approximate Area = 975 sq ft / 90.5 sq m

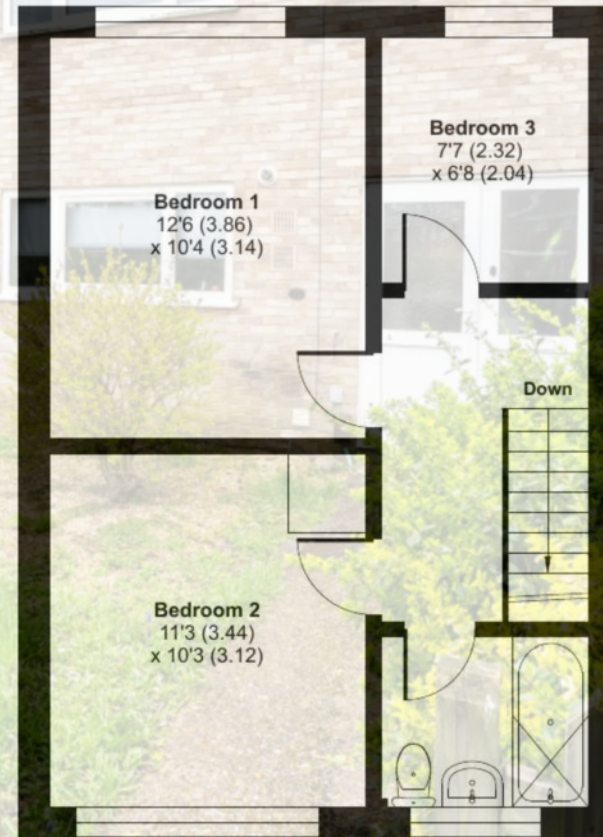
Garage = 129 sq ft / 11.9 sq m

Total = 1104 sq ft / 102.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE





The Property

A well-proportioned three-bedroom terraced home, offering close to 1,000sqft of living accommodation, presents an excellent opportunity for buyers looking to create and personalise a long-term home. Currently tenanted and offered to the market with no onward chain, the property provides scope for modernisation and improvement throughout.

The property is approached via a front garden, leading to a useful enclosed porch, ideal for coats and shoes, before entering the main hallway. The kitchen is positioned to the left and is fitted with a range of base and wall-mounted units, along with space for essential white goods. To the rear, the spacious sitting/dining room forms the heart of the home, with sliding glass doors opening into a conservatory, enhancing the sense of space.

Upstairs, the first floor comprises three well-proportioned bedrooms, all served by a family bathroom.



Directions

From Spencers Estate Agent Romsey, head west on Market Place and follow the B3398 towards the A27/A3090 (Bypass Road). Continue along the A3090 for approximately 4.2 miles, then turn right onto Loperwood Lane. Follow Loperwood Lane for around 0.7 miles before turning onto Cooks Lane. Proceed along Cooks Lane and continue towards Calmore. Merge onto Calmore Drive and follow the road for a short distance, then turn into Oldbarn Close, where the property is located.



Outside

Externally, the property benefits from both front and rear gardens, creating a generous overall plot. The front garden is mainly laid to lawn, while the rear garden features a low-maintenance shingle finish with a patio seating area, ideal for outdoor dining. Rear access leads to a garage.

Location

Calmore is a popular residential area situated on the edge of Totton, offering a convenient balance of local amenities and access to surrounding countryside. The area benefits from a range of everyday facilities including shops, schools, and leisure options, making it well-suited to families and first-time buyers alike.

Nearby Totton provides a wider selection of supermarkets, cafés, and services, along with a mainline railway station offering direct links to Southampton and beyond. For commuters, there is easy access to the M27 and M271, connecting to the South Coast and further afield.



Calmore is particularly well-regarded for its proximity to the New Forest National Park, where an abundance of open spaces, woodland walks, and outdoor pursuits can be enjoyed. Southampton city centre is also within easy reach, offering extensive shopping, dining, and entertainment options.



Additional Information

Energy Performance Rating: D

Council Tax Band: B

Local Authority: New Forest

Tenure: Freehold

Heating: Gas central heating

Services: All mains services connected

Drainage: Public

Broadband: Ultrafast speeds available at the property (Ofcom)

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



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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