



4 Kirk Gardens *Hounslow, SO40 9UZ*

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4 KIRK GARDENS

HOUNSDOWN • HAMPSHIRE

An impressive four bedroom detached family home enjoying a cul-de-sac location on the edge of the New Forest. The property offers almost 2,500 square feet of accommodation and outbuildings and further benefits from a pleasant rear garden and off road parking for multiple vehicles.

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Garden Room, Gym/Media Room, Cycle/Storage Area

First Floor

Bedroom 1 with En-Suite Shower Room, Three Additional Bedrooms, Family Bathroom, Loft Space

Outside

Driveway Providing Off Road Parking For Multiple Vehicles, Attractive Rear Garden, BBQ Log Cabin with log burner, Home Office/Music Room, Attached Workshop/Storage Area

Guide Price £695,000



4



4



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The Property

A welcoming entrance hall with oak flooring and modern décor leads to a cloakroom and a part-converted double garage, now a large home gym with additional storage. The dining room connects to a bright sitting room via French doors and features a log burner fireplace. The spacious conservatory provides seamless flow to the impressive kitchen/breakfast room, fitted with an extensive range of modern units, granite worktops, central island, and integrated appliances. A utility and boot room offer additional storage and appliance space.

On the first-floor, a landing provides loft access via a pull-down ladder. The principal bedroom benefits from an en-suite bathroom and fitted wardrobes, while three further bedrooms (two with wardrobes) are served by a stylish family bathroom with both large whirlpool bath and separate shower. Bedroom four includes access to a versatile loft room, ideal as a play or study area.

Features installed by current owners:

- Pergola and outdoor seating area
- 4.9 kWh log burner (Locally-sourced: New Forest Fires Ltd in Hordle) – last swept 9th July 2025 – installed in November 2023.
- Internal French doors installed into conservatory (Forest Edge in Pennington)
- Ten 415W solar panels with 5.2kW battery and iBoost to heat water (smart device)
- Smart heating and hot water
- Internal door installed into gym
- 6 large water butts

Features:

- NEFF appliances (2 ovens (including 1 smart oven with temperature gauge technology), 1 microwave, dishwasher and induction hob with extractor fan)
- Integrated wine fridge
- Large kitchen island
- Large log cabin with electric heater, lights, log burner and space for a BBQ
- Large external office space
- Utility room with extraction fan
- Boot room with power and space for freezers
- Whirlpool bath with jets and colours
- Samsung tumble dryer and washing machine (available by separate negotiation)
- Engineered wood flooring throughout lounge, dining room and hallway
- Sandstone hearth
- Swann security system with 4 cameras





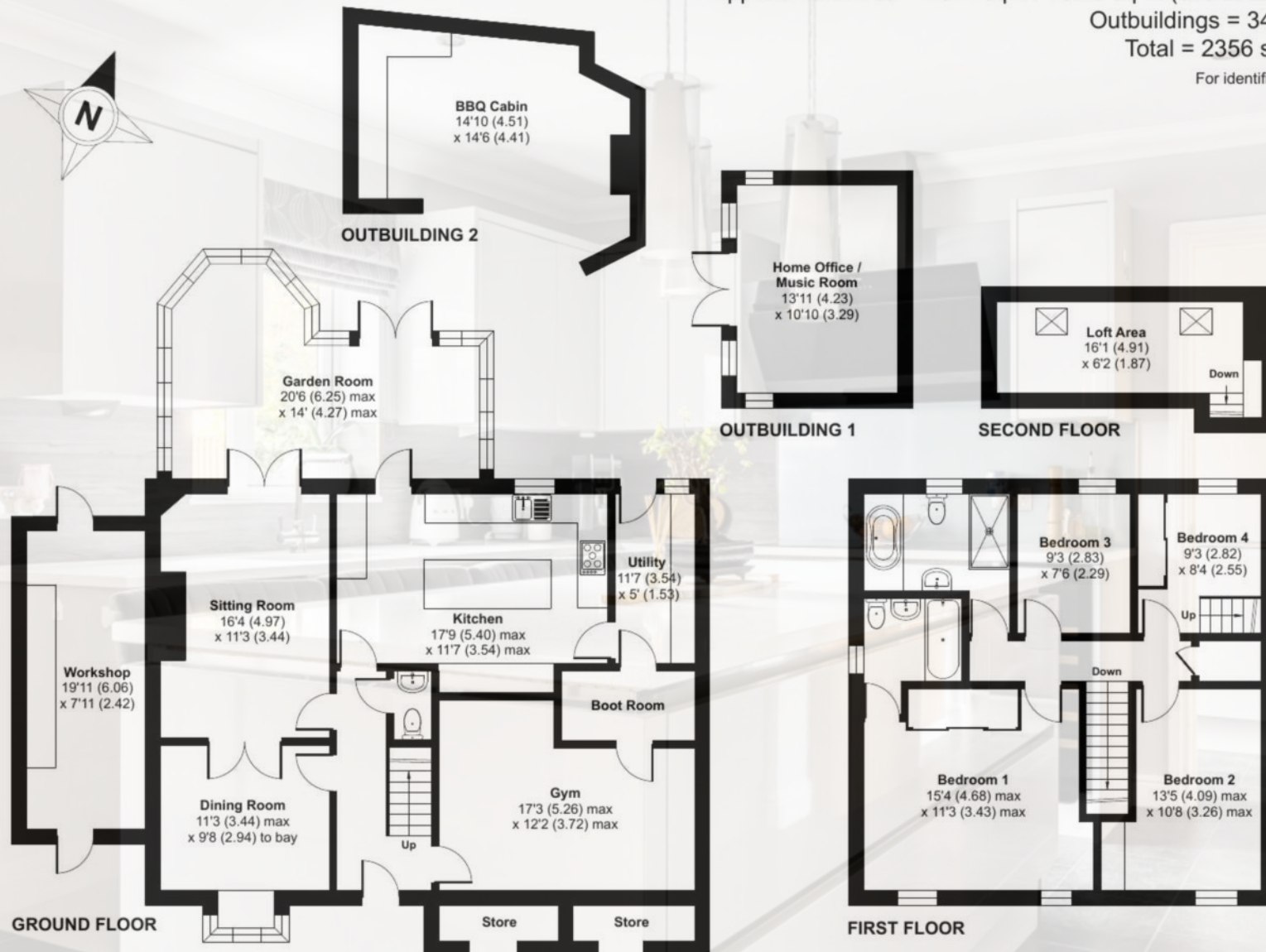
4 Kirk Gardens, Totton, Southampton, SO40 9UZ

Approximate Area = 2011 sq ft / 186.8 sq m (excludes BBQ / fun area)

Outbuildings = 345 sq ft / 32 sq m

Total = 2356 sq ft / 218.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1375828



Outside

To the front aspect, a generous gravel and tarmac driveway offers ample off-road parking for several vehicles, with garage doors opening to a useful storage space.

Secure side access leads through to the beautifully landscaped rear garden, offering a tranquil and private setting, with a shaped lawn, raised beds, and seating area with pergola. A large workshop runs alongside the house, complemented by a dedicated home office and a bespoke garden cabin featuring a log-burning stove, BBQ area, and heat lamp. A hot tub set to the front of the cabin is available by separate negotiation.

The Situation

Hounslow is a sought-after residential area on the edge of the New Forest, offering a blend of character homes and family residences. The location benefits from excellent transport links — including Totton mainline station with direct trains to London Waterloo, and easy access to the M27 (Junctions 2 & 3). Outstanding local schooling includes Foxhills Infant & Junior Schools and Hounslow Secondary School, while nearby amenities include the picturesque Eling Tide Mill and Waterside area.

Property Video

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







Additional Information

Energy Performance Rating: D Current: 68 Potential: 75

Council Tax Band: F

Local Authority: New Forest

Tenure: Freehold

Heating: Gas central heating

Services: All mains services connected

Drainage: Public

Broadband: Super fast Broadband speeds available at the property (Ofcom)

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

Built in 1999

Viewing

By prior appointment only with the vendors agents Spencers Property.

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 or 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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