



11 Browning Close

Totton, Southampton, SO40 8SN

SPENCERS
ROMSEY





Situated in a peaceful cul-de-sac in the highly sought-after area of West Totton, this well-proportioned three-bedroom detached family home is offered to the market with no onward chain. The property enjoys superb access to highly regarded local schooling, a range of amenities, and excellent transport links to Southampton, Romsey and the stunning New Forest National Park.

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Dining Room, Utility Room, Cloakroom

First Floor

Bedroom One with En-Suite, Bedroom Two, Bedroom Three, Family Bathroom

Outside

Private Off-Road Parking, Single Garage, Rear Garden

Guide Price £500,000



FLOOR PLAN

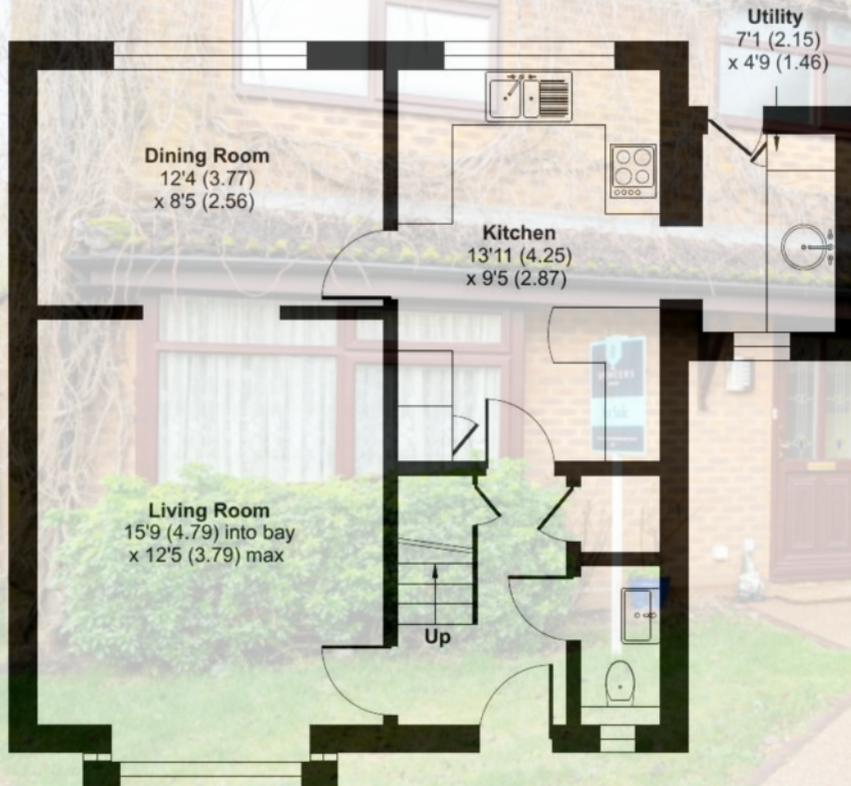
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Approximate Area = 1087 sq ft / 100.9 sq m

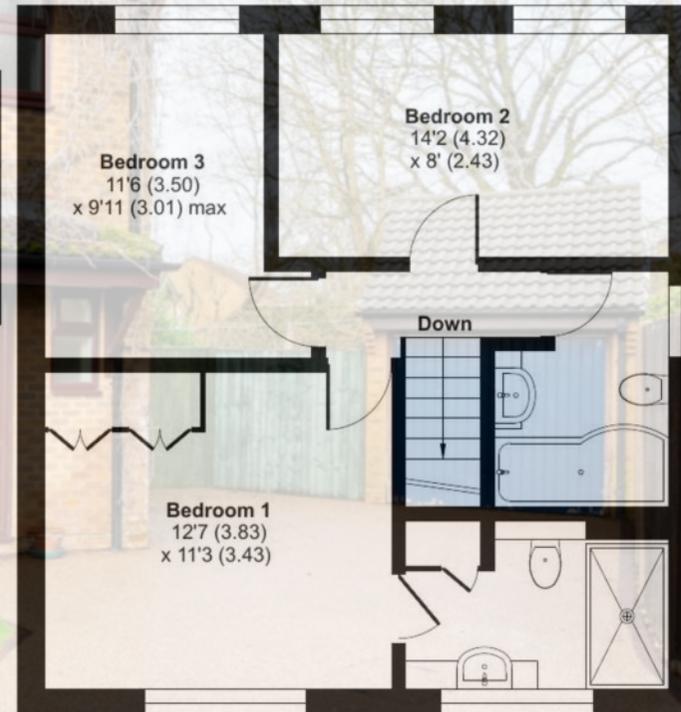
Garage = 135 sq ft / 12.5 sq m

Total = 1222 sq ft / 113.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





The Property

Upon entering, a welcoming hallway provides access to the principal accommodation. Positioned to the left is a generous sitting room measuring 15'9 x 12'5, featuring a charming bay window that floods the room with natural light, and a log burning stove set beneath an attractive feature mantelpiece, creating a cosy focal point.

The dining room sits in tandem with the sitting room, offering an open-plan and sociable layout ideal for modern family living and entertaining. The current owners have retained the original French doors, which could easily be reinstated for those seeking a more formal separation of the two spaces.

The kitchen is accessible from both the dining room and hallway and is well-equipped with fitted appliances including a fridge, freezer, double oven and dishwasher. A useful utility room provides additional practicality, with both washing machine and tumble dryer included in the sale. A cloakroom and storage cupboard complete the ground floor accommodation.

The first-floor landing leads to three well-proportioned double bedrooms. The principal bedroom benefits from fitted storage and an en-suite shower room. Bedrooms two and three are served by a family bathroom. Originally designed as a four-bedroom home, bedroom two was opened up to create a particularly spacious double room, offering flexibility should a purchaser wish to reconfigure.

Property Video

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





Outside

To the front, a resin driveway provides off-road parking for three to four vehicles, in addition to a single garage which offers further parking or useful external storage. Side gate access leads through to the rear garden. The rear garden is of a particularly generous size, predominantly laid to lawn and complemented by a patio seating area ideal for outdoor dining, along with an attractive pond feature. This delightful outdoor space offers excellent scope for family enjoyment and entertaining.

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.





Additional Information

EPC: B Current: 88 Potential: 91

Council Tax Band: E

Local Authority: New Forest

Tenure: Freehold

Services: All mains services connected

Heating: Gas Central Heating

Broadband: Ultrafast broadband available at the property (Ofcom)

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

Electricity Supply: Solar PV panels (16 installed 2022) with 10kW battery storage.

EV Charging: Dedicated electric vehicle (EV) charging point installed.

Directions

From **Spencers Estate Agents**, 7 Market Place, Romsey (SO51 8NB), head out of the town centre following the B3398 towards the Bypass Road (A27/A3090). Continue on the A3090 and follow signs for the A326 towards Totton. Stay on the A326 before taking the exit for Totton, then proceed onto Graddidge Way. Continue along Graddidge Way and follow the road through to Browning Close. The property is situated in Browning Close, Totton, Southampton, conveniently located just a short drive of approximately 15 minutes (around 7 miles) from our Romsey office.

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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