



30 Friars Croft

Calmore, Southampton, SO40 2SS

SPENCERS
ROMSEY





A modern and beautifully presented three-bedroom detached family home, set within a highly sought-after cul-de-sac offering excellent access to both Southampton and The New Forest National Park.

Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Kitchen, Conservatory, Cloak-room, Utility Room

First Floor

Landing, Three Bedrooms, Family Bathroom

Outside

Driveway Parking, Rear Garden, Part-Garage Storage, AstroTurf



Guide Price £450,000



FLOOR PLAN

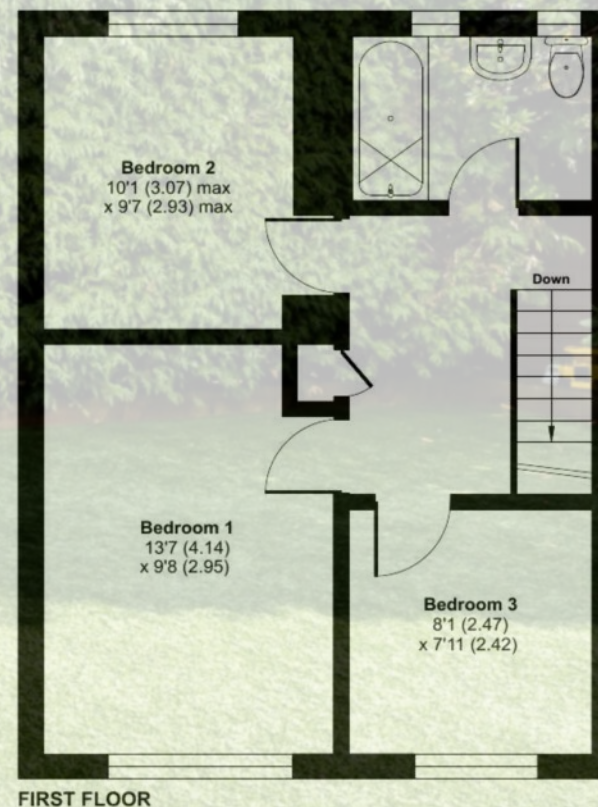
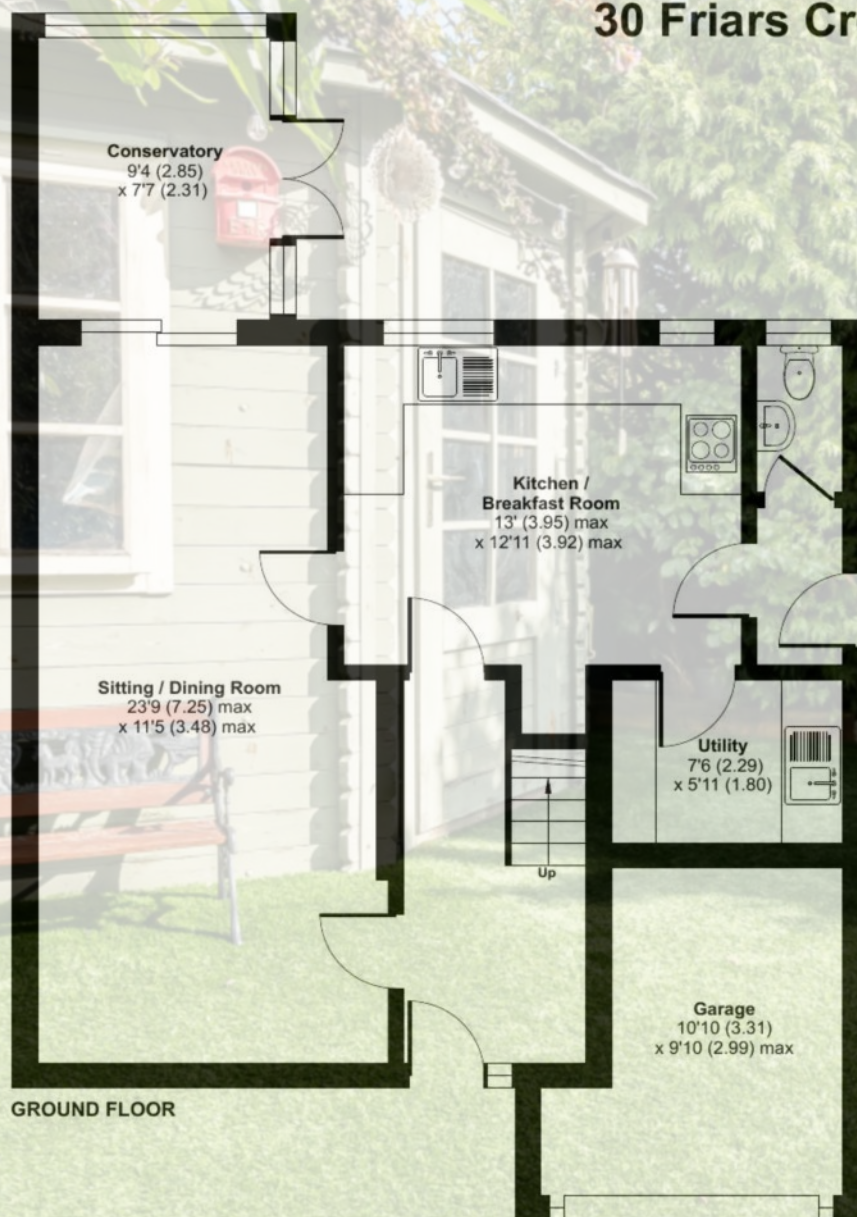
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Approximate Area = 1063 sq ft / 98.7 sq m

Garage = 90 sq ft / 8.3 sq m

Total = 1153 sq ft / 107 sq m

For identification only - Not to scale





The Property

A modern and beautifully presented three-bedroom detached family home, set within a highly sought-after cul-de-sac offering excellent access to both Southampton and The New Forest National Park. Lovingly maintained and thoughtfully improved by the current owners, this property provides well-balanced, versatile living accommodation for family life.

Ground Floor

The welcoming entrance hallway flows into a spacious 23'9 x 11'5 family room, combining an open plan sitting and dining area. The living accommodation extends into a bright conservatory, currently used as a playroom, but equally suited as a home office or additional lounge. The modern kitchen is fitted with granite worksurfaces, ample storage, and an integrated dishwasher, while a useful utility room provides extra space for appliances. A cloakroom and separate coat room complete the ground floor.

First Floor

Upstairs, a generous landing leads to three well-proportioned bedrooms, all served by a modern family bathroom with a shower over bath and modern tiling.





Outside

The property benefits from driveway parking for two vehicles, complete with an electric vehicle charging point. The garage has been partially converted to provide excellent storage for bikes and other items. To the rear, a private garden has been designed for low-maintenance living, featuring AstroTurf, a patio seating area, and mature shrubs creating a sense of seclusion.

Directions

From Spencers Estate Agents in Romsey (7 Market Place, SO51 8NB), head out via the B3398 and join the A27/A3090. Continue along the A3090 for approximately 5 miles before turning onto Michigan Way. Follow Michigan Way and then Calmore Road for around 1.5 miles, where you will find Friars Croft.

The Situation

Calmore is a well-regarded residential area on the western edge of Southampton, enjoying a prime position close to the New Forest National Park. Popular with families and commuters alike, the area offers an excellent balance of local amenities, green open spaces, and superb transport links. Residents benefit from a choice of well-rated schools, everyday conveniences, and community facilities, while nearby Totton provides a wider selection of shops, cafés, and services. The New Forest National Park, just moments away, offers a wealth of leisure opportunities, from scenic walks and cycling routes to picturesque villages and country pubs. For commuters, Calmore offers quick access to the M27 and M271, providing easy links to Southampton city centre, Winchester, Bournemouth, and beyond. Southampton Central railway station and Southampton Airport are also within easy reach, ensuring excellent regional and national connectivity.





Additional Information

Energy Performance Rating: D Current: 61 Potential: 84

Council Tax Band: D

Local Authority: New Forest

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: FTTC - High Speed Fibre-optic cable to the cabinet

Mobile signal/coverage: Restricted coverage on some networks



Important Information

Spencers Property 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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