



11 Forest Mews

Totton, Southampton SO40 3GL

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ROMSEY





A superbly proportioned three bedroom home set within a private development in Totton providing fantastic access to the Town Centre, Southampton and the New Forest National Park.

Ground Floor

Entrance Hallway, Study/Storeroom, Cloakroom, Open-plan Kitchen, Living Room

First Floor

Three Bedrooms, Family Bathroom, En-suite

Outside

One-allocated Parking Space, Visitor Parking, Garden

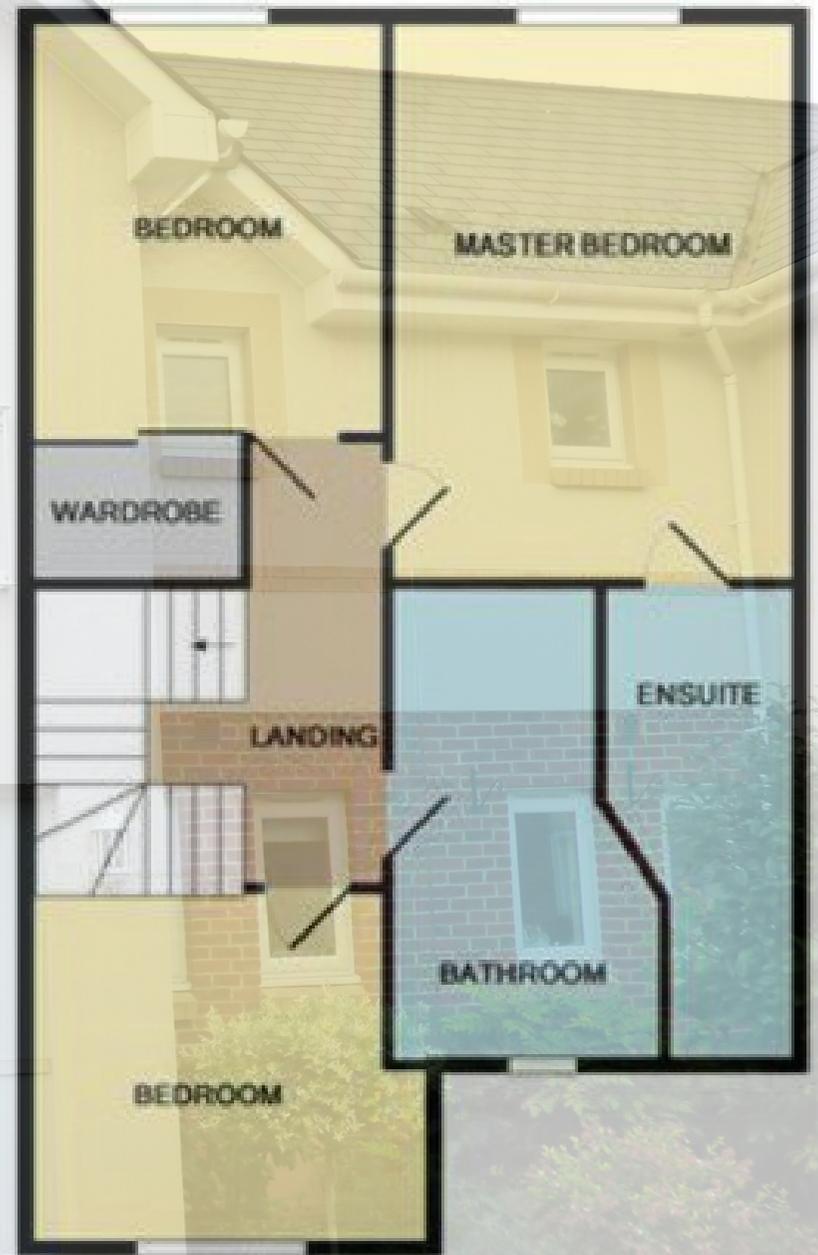
Guide Price £310,000



FLOOR PLAN



GROUND FLOOR



1ST FLOOR



The Property

Situated within a small, well-maintained development, this attractive three-bedroom end of terrace home was built in 2008 and offers a superb blend of modern living and convenient location. Positioned within walking distance of Totton town centre and with excellent access to Southampton and the stunning New Forest National Park, this property presents an ideal opportunity for families, professionals, or investors alike.

Ground Floor

A welcoming entrance hall provides access to the ground floor accommodation. Immediately on your left is a versatile Study/Store Room, perfect for home working or additional storage. A convenient cloakroom is located towards the end of the hallway. The heart of the home is the open-plan living space, comprising a bright and spacious Lounge/Diner that seamlessly flows into a well-equipped Kitchen—ideal for both everyday living and entertaining.

First Floor

Upstairs, a central landing leads to three generous double bedrooms. The principal bedroom benefits from its own ensuite shower room, while a modern family bathroom serves the remaining two bedrooms.





Outside

The property boasts a private rear garden, mainly laid to lawn with a patio area, perfect for outdoor dining or relaxation. An allocated parking space is provided for added convenience.

Location

Totton is ideally located on the eastern edge of the New Forest and along the banks of the River Test, just a short distance from the vibrant city of Southampton. The town benefits from excellent transport connections, including Totton railway station on the South Western Main Line, offering direct links to Southampton, London, Bournemouth, and Poole. The M27 motorway is easily accessible, providing convenient routes for commuters and travellers alike. The natural beauty of the New Forest National Park lies just a mile away, making Totton a perfect gateway between urban amenities and countryside tranquillity.





Additional Information

Tenure: Freehold

EPC: C Current: 79 Potential: 91

Council Tax Band: C

Local Authority: New Forest District Council

Heating: Gas Central Heating

Services: All mains services connected

Ultra fast broadband speeds available at the property (Ofcom).

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

Important Information

Spencers of Romsey 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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