



1, Sample House, Sample Street, S4M PL3  
£1,234,567

**brantons**







## Directions

From our office turn right onto the A36. At the roundabout take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.7 miles passing through four roundabouts. After the fourth roundabout take the next left onto Woodlands Road. Continue on for approximately 1.3 miles until you reach the cattle grid and then turn left to continue on Woodlands Road. Take the fourth left into Hazel Groze. The property will be found towards the end of the cul-de-sac on the right hand side.

## Distances

Motorway: 2.6 miles  
 Southampton Airport: 10.8 miles  
 Southampton City Centre: 5.7 miles  
 New Forest Park Boundary: 0.5 miles  
 Train Stations  
 Ashurst: 2.6 miles  
 Totton: 1.0 miles

## Information

Local Authority: New Forest District Council  
 Council Tax Band: C  
 Tenure Type: Freehold  
 School Catchments  
 Infant: Eling  
 Junior: Foxhills  
 Senior: Hounsdown

## Energy Performance

### Energy Performance Certificate



Ashurst, SOUTHAMPTON, SO40 7

Dwelling type: Detached bungalow  
 Date of assessment:  
 Date of certificate:  
 Reference number:  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 110 m<sup>2</sup>

#### Use this document to:

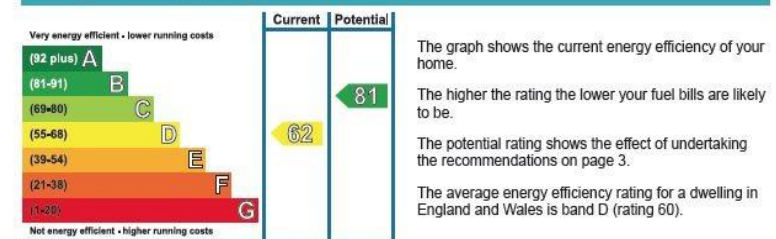
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,087
Over 3 years you could save	£ 873

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 186 over 3 years	<p>You could save £ 873 over 3 years</p>
Heating	£ 2,226 over 3 years	£ 1,782 over 3 years	
Hot Water	£ 579 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 3,087</b>	<b>£ 2,214</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

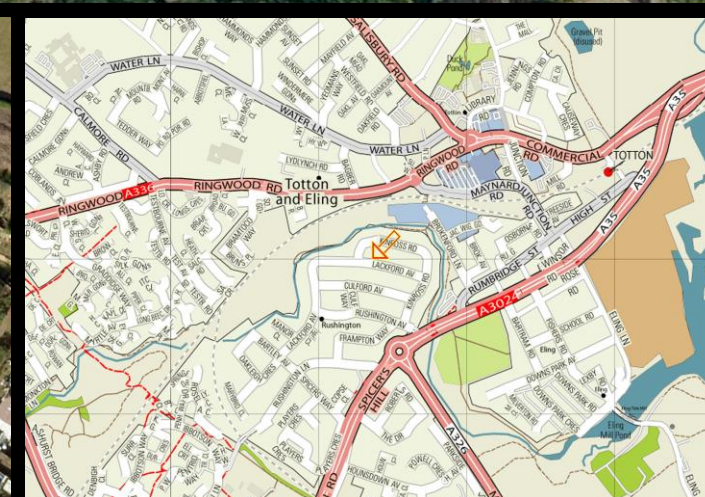


#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 177	
2 Increase hot water cylinder insulation	£15 - £30	£ 66	
3 Low energy lighting for all fixed outlets	£40	£ 81	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.







[www.brantons.co.uk](http://www.brantons.co.uk)

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before indicating their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.



## Property

Brantons are pleased to offer for sale 'Sample House'; an impressive detached character residence built circa 1930.

The property is situated in a semi-rural location along a 'non through road' in the highly regarded area of Woodlands within the New Forest National enclosure. The spacious and versatile ground floor accommodation comprises of a lounge with feature fireplace and bay window to the front aspect, kitchen-breakfast room, study, games room, utility room and W.C.

The first floor consists of three generously proportioned bedrooms with both bedrooms one and two benefitting from modern en-suite facilities. There is also family bathroom and separate W.C.

At the front of the property is a gated driveway providing parking for several vehicles. A particular feature is the detached garage measuring over 30ft in length with a workshop at the rear. There is also a carport with garage door. At the rear is an established garden measuring approximately 60ft in length. The garden boasts a good degree of privacy and seclusion and has a covered patio seating area which is ideal for alfresco dining.

The current owners have subjected the property to a programme of refurbishment and in our opinion the property is presented in the highest standard of decorative order. Rarely do properties of this nature stay on the market for long and as a result of this an early viewing will be necessary to avoid any later disappointment.

## Features

- Detached Character Property Built Circa 1936
- Three Generously Proportioned Bedrooms With Fitted Wardrobes
- Two Spacious Reception Rooms With Feature Fireplaces
- Kitchen-Breakfast Room
- Study & Utility Room
- Downstairs W.C
- Gated Driveway Parking For Several Vehicles
- Large Detached Garage & Carport With Garage Door
- Private & Established Rear Garden With Patio Seating Area
- Rarely Available Non-Estate Location

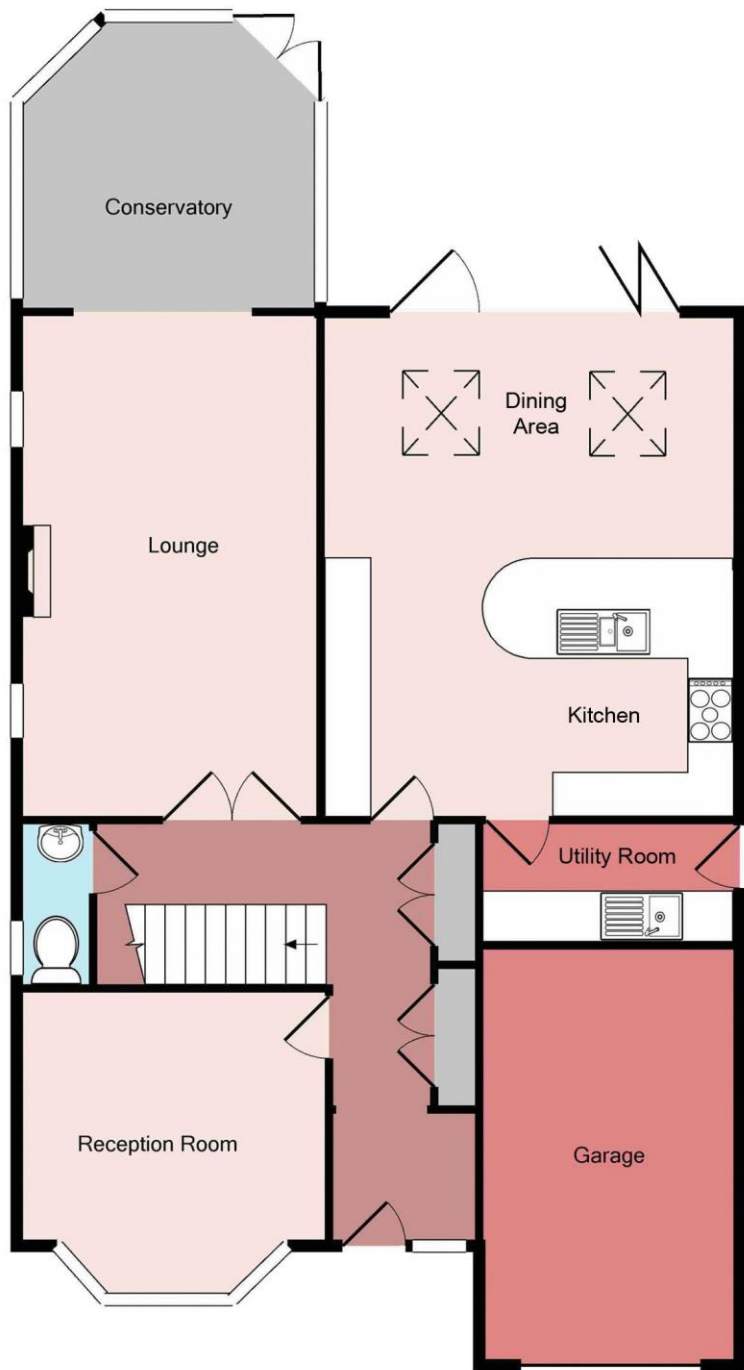


## Area

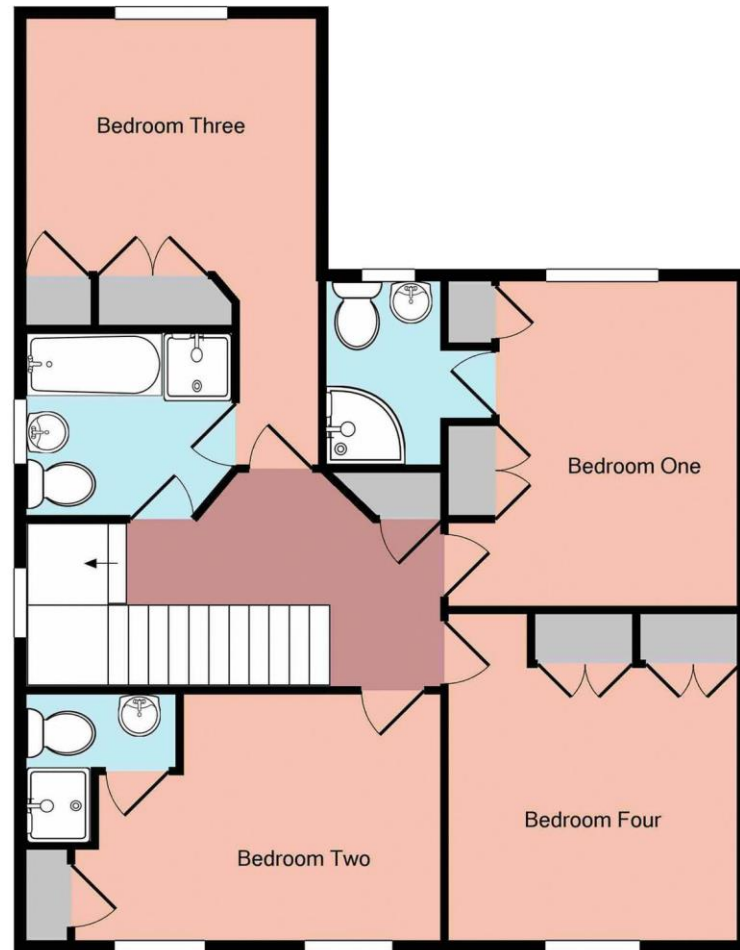
The picturesque village of Eling boasts a vast array of historic appeal. At the time of the Domesday Survey in 1086 AD the Parish of Eling had a population of only 300 with a church, two mills, a fishery and a salt house. Eling Tide Mill is open to the public and has been grinding wheat grain into flour since the 11th Century and is still milling to this day. On Eling Hill you will find St Mary's church which dates back to the Saxon Days, with the original church being built as a wooden structure. Many parts of the Norman Church are still visible but restoration work carried out in 1863-1865 now covers much of the older building.

Locals and dog walkers alike enjoy several scenic walks around Eling Creek and on Goatee beach which is a popular recreation and picnic spot in the summer. Eling Creek features lovely views of sailing vessels as it is home to the local Yacht Club. There are three pubs in the area to choose from as well as a traditional English Tea Rooms which shares the same building as the Totton & Eling Heritage Centre. Eling offers excellent transport links with easy access to Totton train station, motorways, Southampton City centre and the New Forest National Park. The area falls within the highly regarded Foxhills and Hounslow catchments.





Ground Floor



1st Floor



## Accommodation

Entrance Hallway 10' 8" x 8' 10" (3.24m x 2.69m)

Lounge 20' 4" x 13' 1" (6.19m x 4.00m)

Downstairs W.C 6' 0" x 3' 1" (1.83m x 0.95m)

Kitchen 20' 4" x 14' 9" (6.20m x 4.50m)

Dining Room 19' 2" x 10' 3" (5.84m x 3.12m)

Study 6' 11" x 6' 11" (2.12m x 2.10m)

Drawing Room 14' 10" x 12' 7" (4.51m x 3.84m)

Bedroom One 13' 1" x 13' 1" (3.99m x 3.98m)

Bedroom One En-suite 7' 1" x 5' 11" (2.16m x 1.80m)

Bedroom Two 18' 8" x 11' 3" (5.70m x 3.42m)

Bedroom Two En-suite 8' 10" x 5' 7" (2.70m x 1.71m)

Bedroom Three 16' 11" x 11' 9" (5.16m x 3.59m)

Bedroom Four 11' 10" x 10' 0" (3.60m x 3.06m)

Bedroom Five 11' 10" x 10' 2" (3.60m x 3.09m)

Bedroom Six 10' 7" x 10' 6" (3.22m x 3.21m)

Family Bathroom 7' 1" x 6' 10" (2.16m x 2.09m)

Games Room 16' 11" x 13' 1" (5.15m x 3.98m)

Double Garage 20' 3" x 24' 8" (6.16m x 7.51m)





