

EVERY
STEP OF
THE WAY

PROPERTY GROUP

Beautiful Detached Property

Testwood Avenue
Totton



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Every Step of The Way Property Group is delighted to bring to the market this beautiful Edwardian home. In more recent years the property has been the subject of an intensive programme of both extension and improvement by the current owners, creating this fabulous 3,823 sq ft home. The accommodation is exceptionally light and airy throughout and offers versatile accommodation, making it a wonderful family home, or an ideal property for those looking for ancillary accommodation with the current set up of the annex. The property sits within a mature plot of approximately half an acre and is accessed through a gated entrance leading to driveway parking and a large detached garage.

If further accommodation is required such as a work office space or additional annex, then the first floor of the garage lends itself for this and has the utilities in place in readiness for a ready to go conversion. Located on the outskirts of Totton, nearby to the entrance forests edge.

Conveniently located within easy reach of the M27 and M3 motorway links, and for rail connections with direct trains to Waterloo.



The Main House

An entrance hallway leads to all the main principle rooms and stairs lead to the first floor accommodation. The main sitting room is located at the front of the property and enjoys a large bay window allowing in plenty of light with views overlooking the delightful garden. The sitting room centres onto an open fireplace with an oak mantle and boasts high ceilings and solid oak wood flooring. The formal dining room also enjoys a front elevation with bay window and views of the garden and centres onto a wood burning stove. The dining room boasts high ceiling and has built in cupboards and oak wood flooring and there is plenty of space for a large formal dining table.



The kitchen has been beautifully fitted with bespoke wood cabinets and black granite worksurfaces and benefits from a central island and breakfast bar and flag stone tiled flooring. There is space and plumbing for an American style fridge freezer and space for a large range master oven. The breakfast dining area is of good proportion for a large breakfast table and there is also the added benefit of an open fireplace. French doors lead out from the kitchen/breakfast room to the patio garden entertainment terrace and a door leads through to the second entrance hall/annexe, where there is a cloakroom and utility room.





Upstairs there are three spacious bedrooms. The main bedroom and bedroom two have the added benefit of built in wardrobes and there is a large family bathroom. The bathroom has been fitted to a modern and contemporary style and boasts a free standing tub bath, his and her sink units and a corner shower cubicle, and benefits from white gloss sanitary ware and contrasting ceramic tiling.



The annex

The annex has its own separate entrance and can be linked to the main house through a door from the entrance hallway. The annex is certainly impressive and has been beautifully designed and fitted to a high specification. There is a lovely open plan sitting room/dining room/kitchen, which boasts solid oak flooring and a bespoke fitted kitchen, bi-folding doors open out onto a patio entertainment veranda and garden, and allows in plenty of light, and there is the added benefit of a feature fireplace. The annex enjoys high ceilings throughout and has two large double bedrooms and a large modern shower room/wet room.



Outside

The property is tucked away at the bottom of Testwood Avenue, which is a small quiet no through road. The property is located at the end of the road and accessed through a gated entrance. A driveway leads to the property and there is parking for numerous vehicles and a large detached garage. The garage has two car bay ports and a garage and store/workshop. There are stairs that lead up to the entrance to the space above the garage, which has Velux style windows and has been fitted with plumbing and electrics in readiness for a conversion for annex accommodation, or home office, or such like, subject to planning consents.



The property sits in a plot of approximately half an acre and a mature garden wraps around the property and enjoys all day sun. There is a large entertainment patio terrace that sits alongside the kitchen and annex, making it the perfect terrace for al-fresco dining, there are also vegetables plots that sit behind the property and an area for a jacuzzi or pool. To the rear of the property is a gate giving private access to a footpath for walks.





Summary of features

Beautiful Edwardian home * In more recent years the property has been the subject of an intensive programme of both extension and improvement * Offering approximately 3,823 sq ft of accommodation * Exceptionally light and airy throughout and offers versatile accommodation * A wonderful family home, or an ideal property for those looking for ancillary accommodation * Sits within a mature plot of approximately half an acre * Gated entrance leading to driveway parking and a large detached garage * The space above the garage lends itself for conversion * Located on the outskirts of Totton, nearby to the entrance forests edge * There is easy access to the M27 & M3 motorways and train Stations providing main line services to London Waterloo



General information

Tenure - Freehold

Utilities - Mains electricity, gas, water and drainage

Council tax - Band F

EPC rating - C



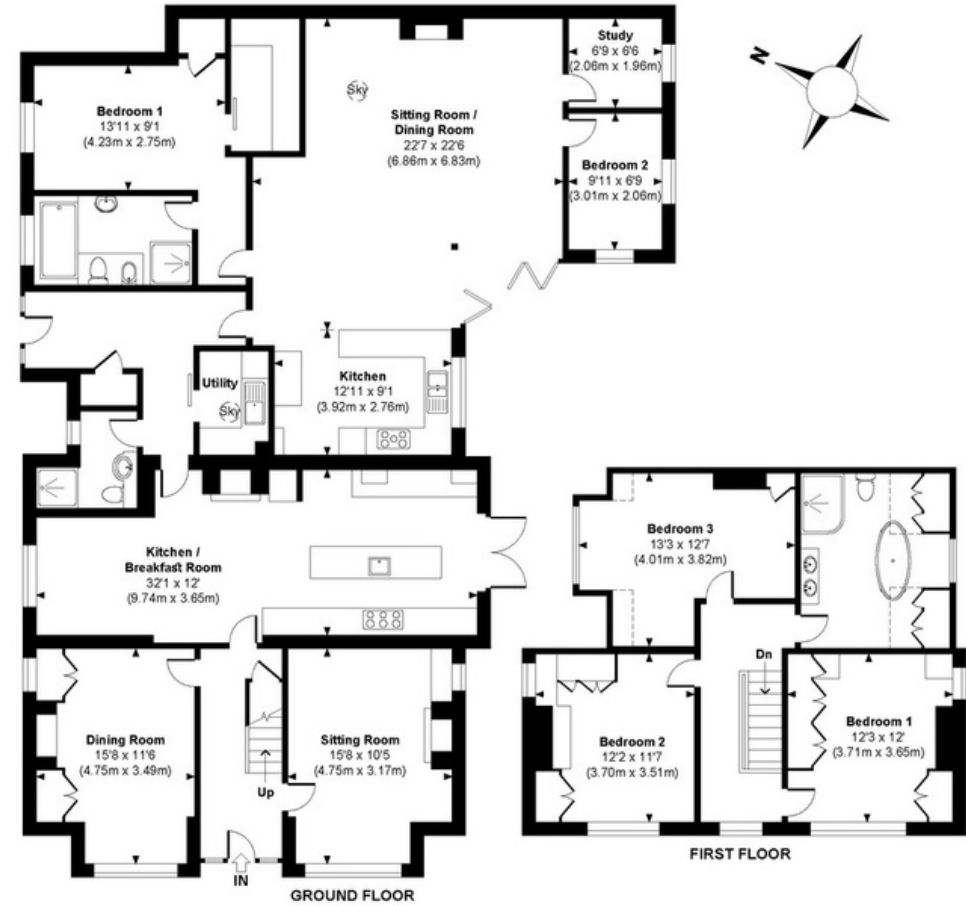
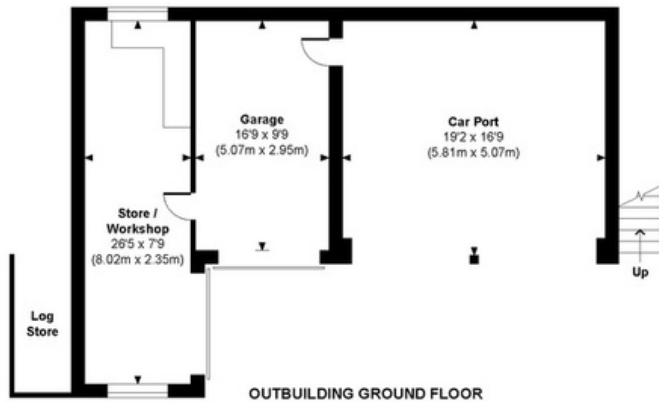
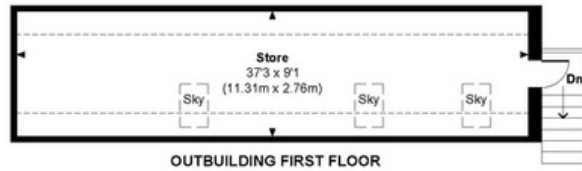


Situation

Totton is positioned on the eastern edge of The New Forest and on the River Test close to the city of Southampton. The ancient woodlands of the New Forest are found within a short drive, as are the beaches and internationally renowned sailing waters of the South Coast. The Town has a fantastic reputation for education including Testwood School and Sports College, Hounslow School and Science College and Totton College. There is easy access to the M27 & M3 motorways, with Ashurst and Southampton Parkway Train Stations providing main line services to London Waterloo. For commuters there are international airports within a short drive at Southampton and Bournemouth airports.

Approximate Gross Internal Area
Main House = 2766 Sq Ft / 256.95 Sq M
Outbuilding = 1057 Sq Ft / 98.25 Sq M
Total = 3823 Sq Ft / 355.20 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.

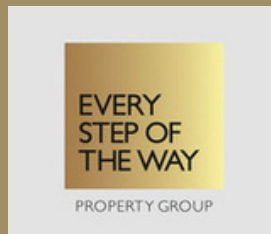


--- Indicates restricted room height less than 1.5m.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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