



10, Greenfields Avenue, Totton, SO40 3LS
£499,950

brantons



Property

Brantons Estate Agents are delighted to present for sale this deceptively spacious family home offering excellent 'annexe' potential and situated in a highly sought after residential road within Totton. The ground floor accommodation begins with an entrance hallway leading to a generously proportioned lounge measuring over 20ft in length, providing an excellent space for relaxing and entertaining. Adjacent to the hallway is a fitted kitchen which offers a range of wall and base units along with space for essential appliances. A rear lobby connects the kitchen to an additional reception room currently arranged as a family room which could equally serve as an annexe lounge, creating exciting potential for a self-contained living arrangement. This section of the property also benefits from a ground floor bedroom and four piece en-suite bathroom facilities, offering flexibility for multi-generational living, guest accommodation, or independent annexe use if desired. The ground floor is completed by an integral garage providing storage or further conversion potential. The first floor provides three well-proportioned bedrooms arranged around a central landing along with a family sized shower room. Externally, the property benefits from driveway parking to the front and a private rear garden that is mainly laid to lawn with patio seating area, timber storage shed, and raised fishpond. This unique and adaptable home offers excellent scope for families seeking flexible living space for an elderly relative or young adult. Providing easy access to the town centre, local amenities, well-regarded schools, and excellent transport links to Southampton and the New Forest. Early viewing is highly recommended to appreciate the size, layout, and opportunity this property presents.

Features

- Versatile Family Home With Annexe Potential (see floor plan)
- Four Generously Proportioned Bedrooms
- Spacious Lounge
- Kitchen & Utility Room
- Family Room With French Doors
- Downstairs Bathroom & Separate W.C
- Family Sized Shower Room
- Driveway Parking Leading to Garage
- Sizeable Rear Garden Laid to Lawn with Patio Seating Area
- Solar Panels Owned Outright with Accompanying Battery Storage System



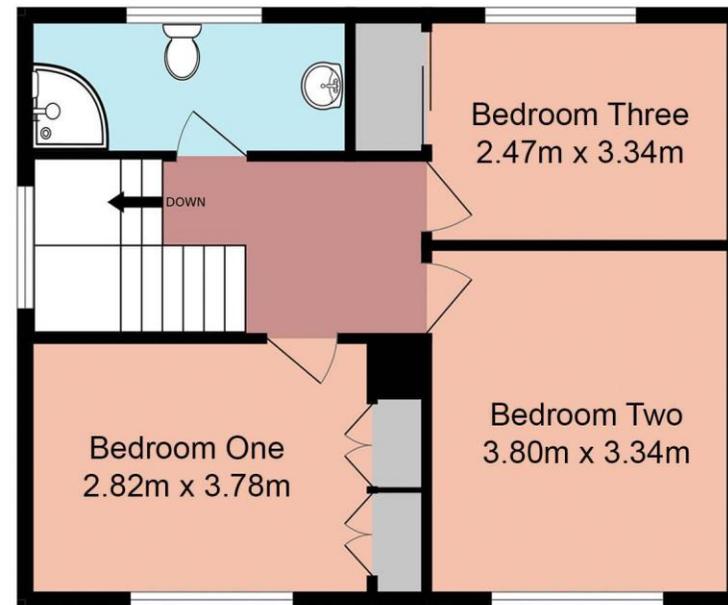
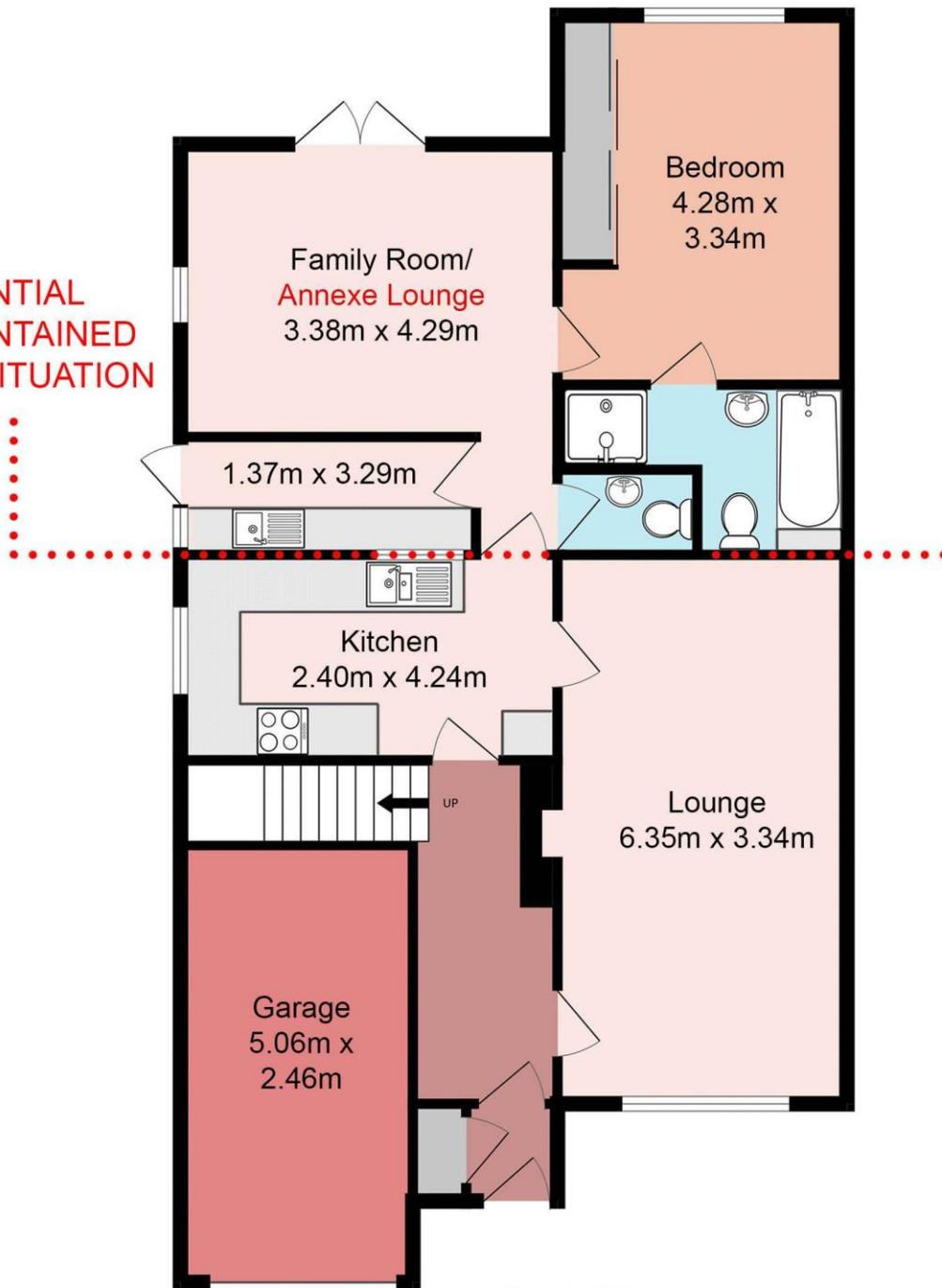
Area

Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.



POTENTIAL
SELF CONTAINED
ANNEXE SITUATION



Accommodation

Lounge 20' 10" x 10' 11" (6.35m x 3.34m)

Garage 16' 7" x 8' 1" (5.06m x 2.46m)

Kitchen 7' 10" x 13' 11" (2.40m x 4.24m)

Family Room/ Annexe Lounge 11' 1" x 14' 1" (3.38m x 4.29m)

Annexe Bedroom 14' 1" x 10' 11" (4.28m x 3.34m)

Annexe En-suite 11' 0" x 6' 6" (3.35m x 1.97m) Max

Downstairs W.C 5' 4" x 3' 2" (1.62m x 0.96m)

Bedroom One 9' 3" x 12' 5" (2.82m x 3.78m)

Bedroom Two 12' 6" x 10' 11" (3.80m x 3.34m)

Bedroom Three 8' 1" x 10' 11" (2.47m x 3.34m)

Bathroom 5' 0" x 10' 11" (1.52m x 3.34m)





Directions

1) From our office head northwest on Salisbury Road 2) Turn right onto Testwood Lane 3) Take the second left onto Greenfields Avenue. The property will be found on the right hand side.

Distances

Motorway: 1.5 miles
Southampton Airport: 8.8 miles
Southampton City Centre: 4.7 miles
New Forest Park Boundary: 2.3 miles
Train Stations
Ashurst: 4.0 miles
Totton: 0.9 miles

Information

Local Authority: New Forest District Council
Council Tax Band: E
Tenure Type: Freehold
School Catchments
Infant: Oakfield
Junior: Oakfield
Senior: Testwood

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON	Energy rating
Valid until	Certificate number

Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guide) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guide>).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

EPC PENDING

