



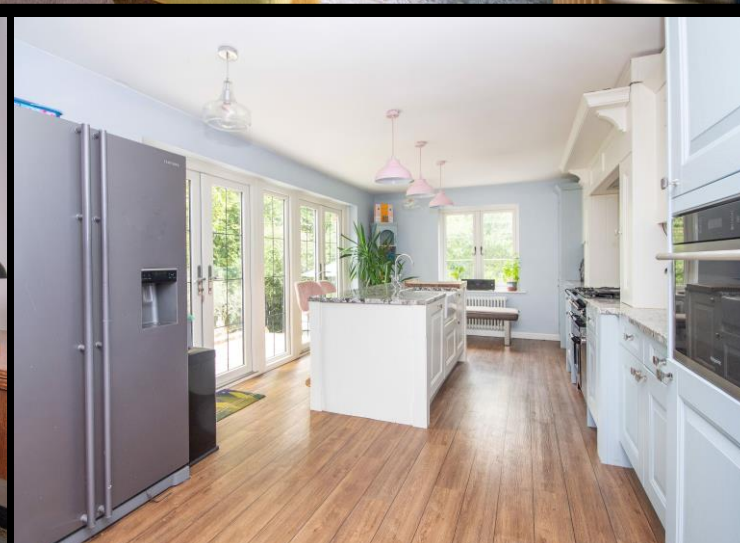
1 Grove Mews, Eling Hill, Totton, SO40 9HF
£695,000

brantons



Features

- Characterful Family Home atop Eling Hill with Envious Views Across Eling Quay
- Four Generously Proportioned Bedrooms
- Spacious Lounge With Dual Aspect Windows & Balcony
- Impressive Open-Plan Kitchen-Breakfast Room with Two French Doors
- Dining Room & Separate Utility Room
- Family Bathroom, En-suite, and a Downstairs W.C
- Established Multi-Tier Gardens Approx Quarter of an Acre
- Driveway Parking Leading to Large Garage with 'Up and Over' Door
- Home Bar & Several Timber Outbuildings Ideal for Dedicated Hobby/ Work Space
- Highly Sought After Waterside Location in Conservation Area



Property

An exciting opportunity arises to purchase this characterful and charming residence situated in a highly sought after and leafy location atop the prestigious Eling Hill.

The property enjoys direct views over Eling Quay and the elevated position gives a grand sense of living. Internally, the layout consists of a spacious and split-level lounge with dual aspect windows and French doors that open onto a large balcony seating area with fantastic views. There is an impressive open-plan kitchen-breakfast room with two sets of French doors, hand crafted Laura Ashley units, central preparation island with butler style sink, and a range of integral appliances.

Furthermore, there is a separate dining room, large utility room, and hallway with W.C, good size storage cupboard, and a turning staircase to the first floor. The first floor accommodation consists of four generously proportioned bedrooms with the master being a particularly impressive size, enjoying wonderful views through the dual aspect windows, and also benefiting from the use of built in wardrobes. The second bedroom has access into a luxury en-suite, and from the landing is a family bathroom. The gallery style landing has a feature brick wall and Velux window allowing for plenty of natural light. To the front of the property is driveway parking for at least two cars that leads to an integral garage that is larger than average. To the side is the established, multi-tier garden which measures approximately a quarter of an acre.

The beautifully designed and maintained garden is largely laid to lawn with a variety of plants, bushes, and shrubs and the setting enjoys a high degree of privacy and seclusion. There are also patio and decked seating areas ideal for al-fresco dining during the summer months, and several timber outbuildings that are perfect for relaxing in or using as a dedicated hobby or work space. To the rear aspect is a tucked away home bar making it a fantastic space for entertaining guests. Properties of this nature rarely come to market and as a result of this combined with the fantastic 'lifestyle' living this home has to offer, an early viewing comes highly recommended to avoid any later disappointment.



Area

The picturesque village of Eling boasts a vast array of historic appeal including Eling Tide Mill. This 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 Norman times boasting Saxon foundations. Many parts of the Norman church are still visible but restoration work carried out between 1863 and 1865 now covers much of the older building. Locals and dog walkers alike enjoy several scenic walks around Eling Creek and Goatee beach. The latter 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 two pubs in the area to choose from as well as a traditional English Tea Room which shares the same building as the Totton & Eling Heritage Centre. Eling offers excellent transport links with easy access to Totton train station (including mainline services to London Waterloo), motorways, Southampton City centre and the New Forest National Park. The area also falls also within the highly regarded Foxhills and Hounsdown catchments.





Accommodation

Lounge 23' 3" x 15' 0" (7.09m x 4.56m) Maximum

Dining Room 12' 5" x 9' 5" (3.78m x 2.86m)

Kitchen-Breakfast Room 11' 2" x 19' 2" (3.40m x 5.83m)

Utility Room 9' 1" x 9' 4" (2.76m x 2.84m)

Downstairs W.C 2' 6" x 5' 6" (0.76m x 1.67m)

Bar 8' 6" x 16' 9" (2.58m x 5.11m) Maximum

Garage 16' 8" x 15' 0" (5.09m x 4.58m) Maximum

Bedroom One 11' 11" x 13' 4" (3.64m x 4.07m) To Wardrobes

Bedroom Two 11' 9" x 9' 5" (3.57m x 2.86m)

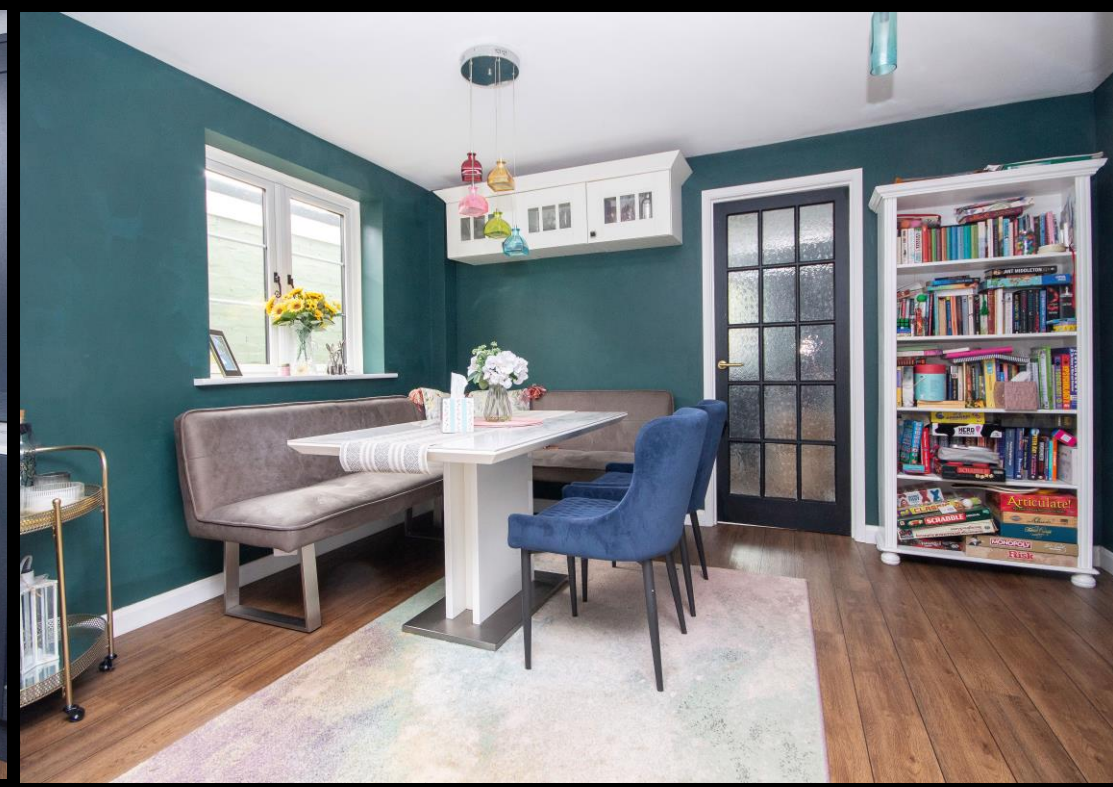
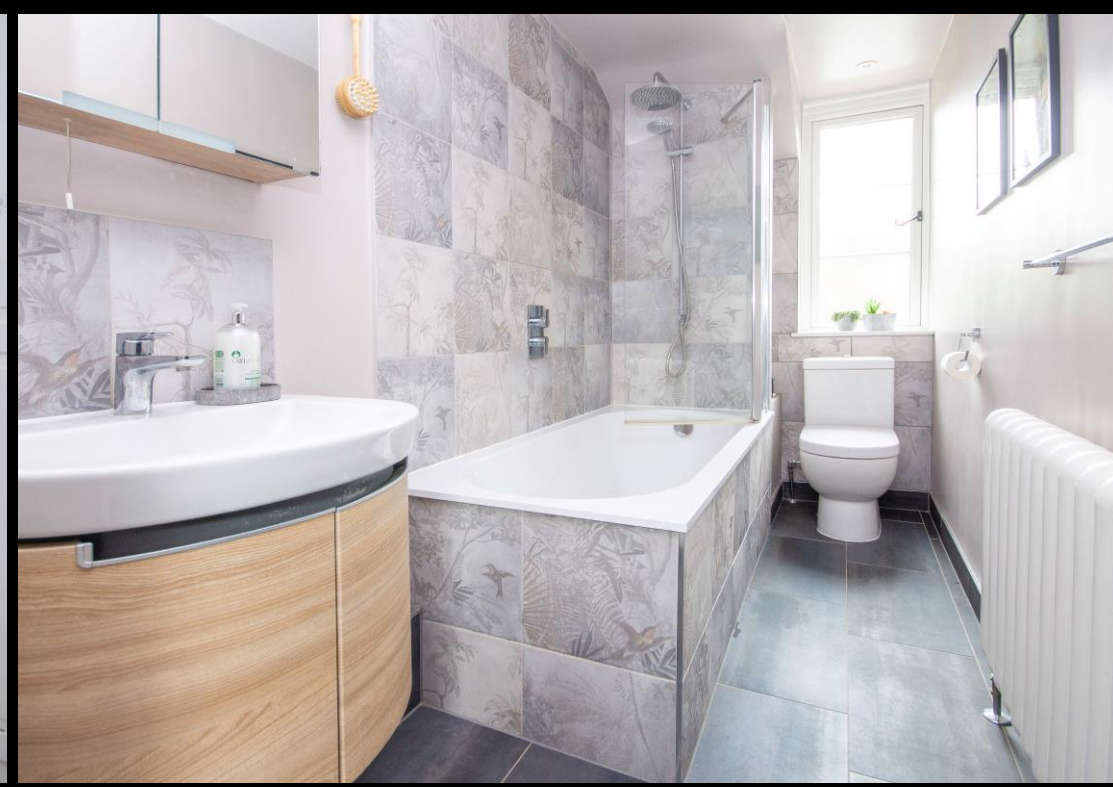
En-suite 3' 4" x 10' 7" (1.01m x 3.23m) Maximum

Bedroom Three 9' 7" x 9' 10" (2.91m x 3.00m)

Bedroom Four 7' 5" x 11' 2" (2.26m x 3.40m)

Bathroom 4' 7" x 11' 8" (1.40m x 3.56m) Maximum





Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the first exit onto the A326. At the traffic lights turn left onto Jacobs Gutter Lane. Take the next left continuing on Jacobs Gutter Lane and proceed straight ahead onto Eling Hill. The property will be found on the right hand side.

Distances

Motorway: 1.9 miles

Southampton Airport: 8.8 miles

Southampton City Centre: 4.7 miles

New Forest Park Boundary: 1.9 miles

Train Stations

Ashurst: 3.4 miles

Totton: 0.9 miles

Information

Local Authority: New Forest District Council

Council Tax Band: F

Tenure Type: Freehold

School Catchments

Infant: Eling

Junior: Foxhills

Senior: Hounsdown

Energy Performance

Energy performance certificate (EPC)

1 Grove Mews Eling Hill Totton SOUTHAMPTON SO40 9HF	Energy rating C	Valid until: 16 April 2034
		Certificate number: 9639-3037-8204-8854-0204
Property type	Semi-detached house	
Total floor area	154 square metres	

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

