



10 Hamtun Gardens | £400,000  
Totton, Southampton, Hampshire, SO40 3NW

 Henshaw Fox

# 10 Hamtun Gardens

Totton, Southampton, Hampshire, SO40 3NW

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## Summary

This charming detached bungalow has been reconfigured by the current owners creating an open plan living space with stylish kitchen, ideal for modern day living. The kitchen is supplemented by a separate utility room with two to three well proportioned double bedrooms available, served by the modern family bathroom. Ample off road parking is available on the driveway extending to the rear of the property via secure double gates to the detached single garage. The mature and private rear garden is predominantly laid to lawn with a large patio area for entertaining.

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## Features

- A charming detached single storey home
- Up to three generous double bedrooms available
- Open plan living space overlooking the rear garden
- Stylish fitted kitchen with integrated appliances
- Separate utility room
- Modern family bathroom
- Ample off road parking
- Detached single garage and garden store
- Enclosed and private rear garden
- Nature reserve nearby ideal for dog walking

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## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B



# 10, Hamtun Gardens, Totton, Southampton, Hampshire, SO40 3NW

## Accommodation

The welcoming entrance hall provides space for coats and shoes and is fitted with oak flooring, complementing the neutral decor. The three bedrooms available are all generous double rooms with bedroom one featuring a bay window to the front aspect. The second bedroom would also work well as an additional reception room if required. The modern family bathroom comprises a panelled bath with dual head mixer shower over, vanity unit with mounted wash basin, wc and heated towel rail. Access is available to the part boarded loft space via a hatch. To the rear of the property the open plan living space offers space for family dining and seating with French doors out to the private garden and patio area. The stylish kitchen offers a range of wall and base units with contrasting marble effect and oak block worksurfaces and breakfast bar. Integrated appliances include an eye level oven, microwave oven induction hob with filter hood over and dishwasher. The utility room adjacent offers additional storage space, plumbing for white goods and access to the garden.

## Outside

The walled front garden is predominantly laid to lawn with raised borders and double gates to the enclosed and child friendly rear garden. A large patio seating area abuts the rear of the property with mature lawns extending to the rear boundary punctuated with a variety of colourful shrubs, bushes and a raised planter. A garden store is positioned at the rear of the garage.

## Parking

Ample off road parking is available on the concrete and stone chip driveway which extends to the side of the property and secure double gates. Further parking is available beyond the gates fronting the detached single garage.

## Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away. A nature reserve just at the end of the cul-de-sac offers the perfect spot for dog walking.

## Sellers position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Oakwood Primary School

## Secondary School

Testwood School

## Council Tax Band

Band D - New Forest District Council

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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