



66 Jacobs Gutter Lane | £450,000  
Totton, Southampton, Hampshire, SO40 9FT

 Henshaw Fox





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Totton, Southampton, Hampshire, SO40 9FT

01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk



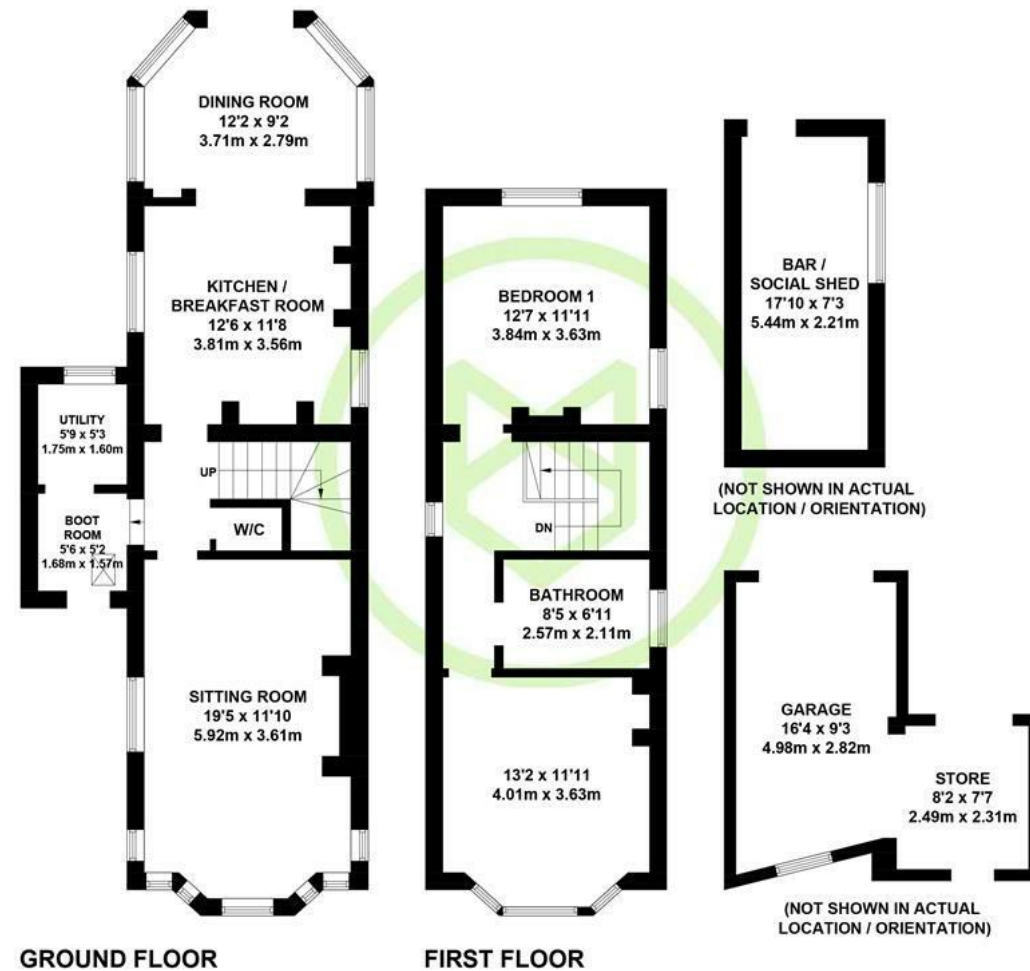


## Summary

This attractive period cottage is brimming with charm and character, offering spacious accommodation whilst positioned on a private and generous plot. The two large double bedrooms and family bathroom on the first floor are complemented by an impressive triple aspect sitting room with a cottage style kitchen, complete with Rangemaster cooker and central island. A conservatory provides an additional reception space as well as a cloakroom, front porch and utility. Outside there is ample parking available on the gated driveway with a garage and adjoining workshop/store. The private rear garden enjoys a sunny aspect, perfect for entertaining with a raised decking area, complemented by a large patio area to the rear of the garden with firepit and greenhouse. A timber cabin with log burning stove and bar provides a useful and versatile outbuilding.

## Features

- A characterful detached period cottage
- Well proportioned throughout with two double bedrooms
- Large family bathroom and ground floor wc.
- Impressive triple aspect sitting room with log burning stove
- Conservatory with central heating
- Cottage style kitchen with Rangemaster cooker
- Front porch and utility room
- Ample off road parking on the gated driveway
- Garage and adjoining workshop/store
- Private rear garden with decking, patio area and timber cabin



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 647 SQ FT / 60.1 SQ M  
FIRST FLOOR = 464 SQ FT / 43.1 SQ M  
OUTBUILDINGS = 334 SQ FT / 31 SQ M  
TOTAL = 1445 SQ FT / 134.2 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1263503)

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

# 66, Jacobs Gutter Lane, Totton, Southampton, Hampshire, SO40 9FT

## Ground Floor

The part glazed front door opens into the front porch offering ample space for coats and shoes, with a utility room providing additional storage space as well as plumbing for a washing machine and dryer. An inner door opens into the welcoming entrance hall with exposed floor boards complementing the neutral decor which extends through the ground floor. A cloakroom with ornate wc and cistern is situated under the staircase with a hatch on the half landing to access storage space. The impressive triple aspect sitting room features a bay window to the front aspect and red brick open fireplace as a focal point. The cottage style kitchen offers an extensive range of wall and base units, with contrasting oak block work surfaces and central island. An ornamental log burning stove is an attract feature recessed in a tiled surround. A Rangemaster stove is included with plumbing for a dishwasher and space for a freestanding fridge freezer. French doors open to the adjoining conservatory which is centrally heated for use all year round and overlooks the private gardens with doors out to the decked seating area.

## First Floor

The galleried landing serves the two well proportioned double bedrooms with the rear bedroom enjoying a dual aspect and views over the garden. The spacious family bathroom comprises a P-shape bath with dual head mixer shower over, vanity unit with twin mounted wash basins, wc and a Victorian style heated towel rail. A hatch provides access to the part boarded loft space.

## Parking

Ample off road parking is available on the gated driveway for numerous vehicles fronting the garage and adjoining workshop/store.

## Outside

A rear door from the garage accesses the garden with ample storage space to the side of the house. This private and landscaped outdoor space enjoys a sunny aspect and features a raised decking area overlooking a central lawn flanked by a mature hedgerow. A neatly edged pathway extends to the rear of the garden to a large patio and entertaining area, with a fire pit and greenhouse. A timber cabin offers a wealth of uses and is fitted with power, lighting, log burning stove and a bar, perfect for entertaining or home office.

## Location

Hounslow is a popular residential suburb of Totton set just out side the New Forest boundary populated with a pleasant blend of individual homes of varying ages, style and value. Excellent transport links include a mainline rail service to London Waterloo from Totton railway station and easy access to the M27 at junctions 2 or 3. Hounslow remains popular with families keen to capitalise on the excellent local schooling with Eling tide Mill and the Waterside close by.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Foxhills Infants & Junior School

## Secondary School

Hounslow Academy

## Council Tax

Band C - New forest District Council

## Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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