



## 4 bed detached bungalow to buy in SO40

Eling Hill, Totton, Southampton, Hampshire, SO40 9HF

**£380,000** Starting Bid

🏠 x4 🚗 x2 🚻 x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Detached Waterside Bungalow
- ✓ Family/Dining Room
- ✓ Good-Sized Garden With Pond
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

This deceptively spacious four bedroom detached family home is located on the site of the lodge house for Eling. The property sides directly onto the water and comes with the additional benefit of its own 60ft mooring that runs alongside the garden. As well as enjoying a wonderful position, with views over the water and tide mill, the property offers a huge amount of potential due to both its size and plot, also including a mature garden, car port and two garden storage rooms.

### LOCATION

Eling is a pretty hamlet on the eastern edge of the New Forest and River Test, with the Tide Mill being one of only two remaining in the UK. In addition to the area being steeped in history, the village is also surrounded by many lovely walks along the waters edge with both Goatee's Beach and the popular Bartley Water on its doorstep. Southampton's thriving city centre is also close by along with its mainline railway station, as are all main motorway access routes that provide easy access to Portsmouth, Winchester, Chichester, Guildford and London.

### INSIDE

From the front door, you enter a lovely light and airy hallway which has a double glazed window to the side, with doors leading through to a good-sized store room and shower room.

A further door from the hall then leads through to a spacious sitting/dining room which has windows enjoying direct views over the water, with a set of French doors to the centre providing access into the garden. The main focal point of the room is the fireplace which has an inset gas fire, along with a feature exposed ceiling beam and 'eyebrow' style opening through to the kitchen. There is then a 19ft kitchen/breakfast room fitted with a matching range of wall and base units, a one and a half bowl sink unit, electric oven, gas hob with extractor over, plumbing space for a washing machine and further appliance space. From the sitting room, there is a short inner hall that leads directly through to an additional family room/dining area which has two bay windows overlooking the garden and water, a modern wall mounted electric fire along with exposed brickwork to one wall. The dining area has a feature exposed beam in addition to a feature wagon wheel to one wall.

To one side of the room, a door leads through to an additional hallway with doors leading through to two good-sized bedrooms and a bathroom. From the other end of the dining area, there is a hallway with doors that lead through to the rear garden and two additional bedrooms, both with fitted wardrobes.

## OUTSIDE

There is a mature good-sized garden which is mainly laid to lawn and well-stocked with a variety of flowers and shrubs. There is also a pond and pathway leading to the end of the garden where there is a driveway, a car port and the property benefits from rear vehicular access. The old stable block has two rooms that form the rear boundary of the property.

## SERVICES

Mains gas, electricity and water supply the property. Waste water is disposed of via a septic tank under part of the garden. Please note that none of the services or appliances have been tested by White & Guard.

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £380,000

Property Type: Detached Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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