



55 Culford Avenue, *Totton, Southampton, SO40 9BW*

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ROMSEY





CULFORD AVENUE

TOTTON

An imposing detached family home situated in the highly desirable residential area of Rushington Manor. The property offers beautifully appointed accommodation and further benefits from a pleasant rear garden, a double garage and plentiful off road parking facilities.

Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Kitchen, Utility Room, Conservatory/Garden Room, Cloakroom

First Floor

Three Double Bedrooms, Family Bathroom

Outside

Detached Double Garage, Off Road Parking to Front and Side Aspects, Good Size Rear Garden

Guide Price £525,000



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The Property

An imposing detached family residence, occupying a generous plot within the highly sought-after residential enclave of Rushington Manor. Offering well-balanced accommodation throughout, this attractive home combines character features with practical family living and enjoys a delightful south-facing rear garden.

The welcoming entrance hall provides an immediate sense of space and leads to the principal reception rooms. The elegant sitting room enjoys a large bay window that fills the space with natural light, complemented by an attractive feature fireplace that creates a warm focal point. A separate dining room, also featuring a fireplace, offers an ideal setting for both formal entertaining and everyday family meals, while the adjoining conservatory/garden room provides an additional reception space with pleasant views over the rear garden.

The kitchen is well-appointed and is complemented by a separate utility room with a traditional Belfast sink, together with a conveniently positioned ground floor cloakroom/W.C.

The first floor comprises three well-proportioned double bedrooms, each offering comfortable accommodation, together with a contemporary family bathroom.







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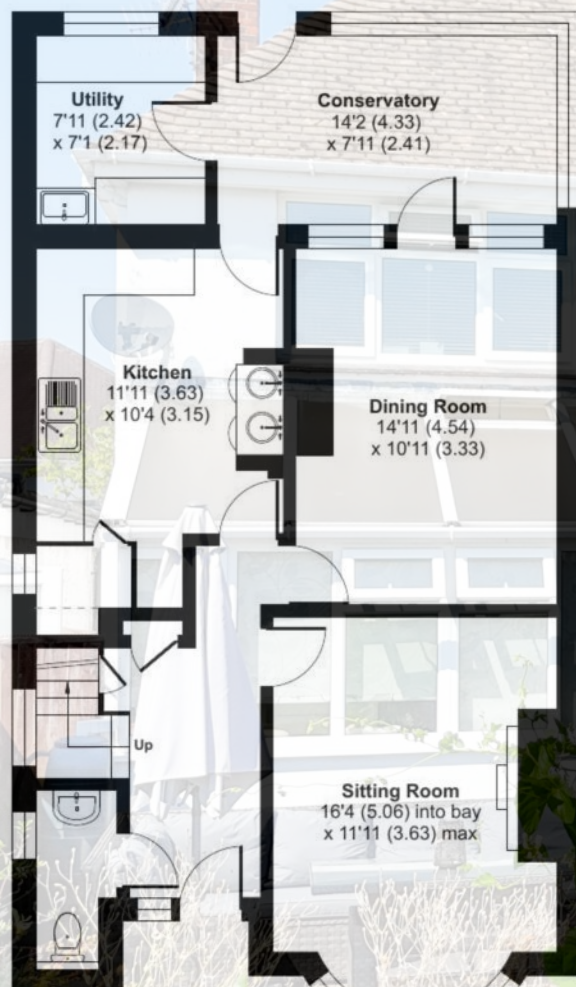
Approximate Area = 1446 sq ft / 134.3 sq m

Garage = 322 sq ft / 29.9 sq m

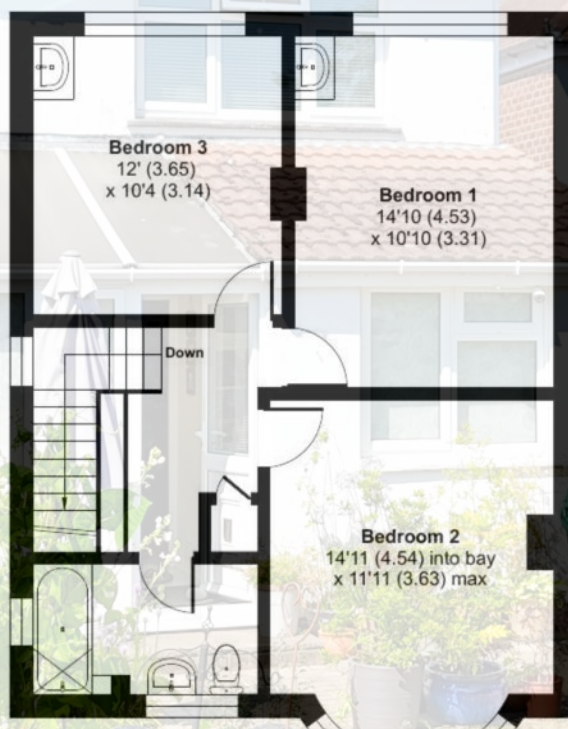
Outbuilding = 67 sq ft / 6.2 sq m

Total = 1835 sq ft / 170.4 sq m

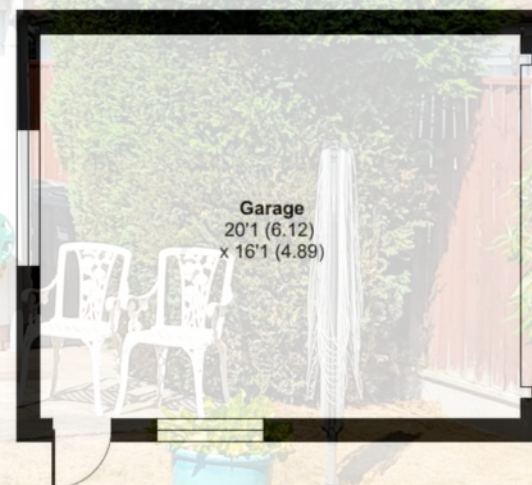
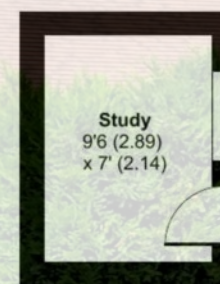
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1496907



Outside

To the front, the property is approached via a generous block-paved driveway providing off-road parking for several vehicles. The rear garden enjoys a desirable southerly aspect and has been thoughtfully arranged to provide both entertaining and recreational space. Immediately adjoining the property is a paved patio terrace, ideal for outdoor dining, while stepping stones lead through the predominantly lawned garden to a versatile garden office. Additional external features include a timber garden shed, greenhouse, outside tap and access to the detached garage. The garden is fully enclosed by timber fencing and also benefits from convenient side access.

The detached garage, accessed via Lackford Avenue, is of brick construction beneath a pitched tiled roof and is fitted with traditional timber double doors. Benefiting from power and lighting, it provides excellent storage, workshop potential or secure parking.

The Situation

Situated within the sought-after residential enclave of Rushington Manor, this property enjoys an enviable position on the western edge of Southampton, offering the perfect balance of suburban tranquillity and everyday convenience. The area is particularly favoured by families, thanks to its established surroundings, excellent local schools and abundance of nearby amenities.

The bustling centres of Totton and Southampton are both within easy reach, providing a comprehensive range of shopping, leisure and dining facilities, while the picturesque market town of Lyndhurst and the stunning landscapes of the New Forest National Park are just a short drive away, offering endless opportunities for walking, cycling and outdoor pursuits. The postcode is also well placed for access to nearby woodland and open green spaces.

For commuters, the property is exceptionally well connected, with convenient access to the M27 and M3 motorway networks, linking to Southampton, Winchester, Portsmouth and London. Totton railway station offers regular services to Southampton Central and London Waterloo, while Southampton Airport is approximately 20 minutes away by car.





Additional Information

EPC: D Current: 60 Potential: 77

Council Tax Band: D

Local Authority: New Forest

Tenure: Freehold

Services: All mains services connected

Heating: Gas Central Heating

Drainage: Public

Broadband: Ultrafast broadband available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.



Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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