



62 Alder Hill Drive

Totton, Southampton, SO40 8JB

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ROMSEY





A well-presented two-bedroom semi-detached home, featuring a single garage, off-road parking, and a private rear garden. Tucked away in a quiet cul-de-sac in West Totton, the property offers excellent access to Southampton, Romsey, and the New Forest National Park.

Ground Floor

Entrance Hall, Living Room, Kitchen, Sun Room

First Floor

Bedroom One, Bedroom Two, Family Bathroom

Outside

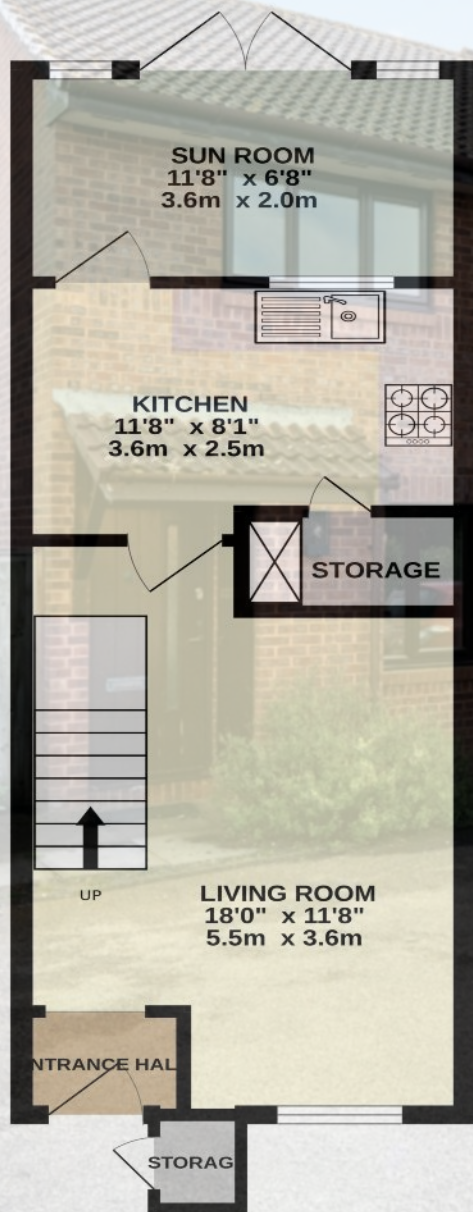
Rear Garden, Parking, Single Garage

Guide Price £275,000



FLOOR PLAN

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.





The Property

This well-proportioned two-bedroom home offers comfortable living space throughout, complemented by practical features and a versatile layout.

On the ground floor, the entrance hall leads through to a spacious 18' x 11'8" living room, providing an ideal setting for both relaxing and entertaining. To the rear, the kitchen is fitted with a range of base and wall-mounted units, offering ample storage, along with a cupboard for additional space. It is equipped with a double oven, hob, and stainless steel sink, with further room available for white goods. Beyond the kitchen, a bright and adaptable sun room offers flexibility as a dining area, playroom, or additional reception space, overlooking the garden.

Upstairs, the first floor comprises two generously sized double bedrooms, both benefiting from fitted storage. A family bathroom serves both rooms, completing the internal accommodation.

Directions

From Spencers Estate Agent Romsey, proceed along the B3398, following signs towards the A27/A3090. After approximately 0.3 miles, merge onto the A3090 and continue for around 5 miles, following signs towards Totton and the A326. At the junction, join the A326 and continue southbound before taking the exit towards Michigan Way. Follow Michigan Way, then continue onto Stonechat Drive, proceeding through the residential area. Finally, turn onto Alder Hill Drive, where the property can be found within the SO40 8JB postcode area in Totton.





Outside

Externally, the property enjoys allocated parking to the front, along with a single garage providing secure parking or useful storage. The rear garden is designed for low maintenance, laid predominantly to patio, and features side access as well as a garden shed.

The Situation

West Totton is a popular and well-established residential area situated on the western edge of Southampton, offering an excellent balance between town and country living. The area is particularly sought after for its convenient access to both urban amenities and the open spaces of the New Forest National Park, making it ideal for those who enjoy outdoor pursuits.

The nearby centres of Totton and Romsey provide a wide range of everyday amenities, including supermarkets, independent shops, cafes, and leisure facilities. Families are well catered for with a selection of well-regarded schools in the vicinity.

For commuters, West Totton benefits from excellent transport links, with easy access to the M27 and rail services from Totton station connecting to Southampton and beyond. The location also offers straightforward routes into Southampton city centre, which boasts extensive shopping, dining, and entertainment options, as well as connections to the south coast and further afield.





Additional Information

Energy Performance Rating: D Current: 68 Potential: 84

Council Tax Band: C

Local Authority: New Forest District Council

Tenure: Freehold

Heating: Gas Warm Air Heating

Services: All mains services connected

Drainage: Public

Broadband: Speeds of up to 1800 Mbps available at the property (Ofcom)

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

Important Information

Spencers Property 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 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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