







4 Meadowbrook Gardens | £525,000

Totton, Southampton, Hampshire, SO40 2BY

Henshaw Fox













4 Meadowbrook Gardens

Totton, Southampton, Hampshire, SO40 2BY

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



FIRST FLOOR

Bedroom 1	14'6 x 9'4	4.43m x 2.84m
Bedroom 2	13'5 x 10'3	4.08m x 3.11m
Bedroom 3	12'1" x 7'2	3.69m x 2.18m



GROUND FLOOR

Kitchen/Dining Area	15'10 x 15'8	4.82m x 4.77m
Snug	10'2 x 9'1	3.11m x 2.78m
Study	10'5 x 7'1	3.17m x 2.16m
Utility	9'8 x 6'3	2.95m x 1.90m

Floorplans show homes 3 and 5 (Saffron and Buttercup), home 4 (Honeysuckle) is handed.

Summary

BUYER INCENTIVES AVAILABLE - STAMP DUTY PAID, PART EX, LEGAL FEES COVERED - MOVE IN FOR CHRISTMAS !! -
Meadowbrook Gardens is an exclusive collection of nine newly built homes, each thoughtfully designed with architectural elements that pay homage to the sympathetically rejuvenated original Brook House.

Book your appointment today on 02382 541100 or email homes@henshawfox.co.uk.

Features

- A newly built detached three bedroom family home
- Two double bedrooms and one single bedroom with en-suite to bedroom one
- Stylish open plan kitchen and dining area with bi-fold doors to the garden
- Spacious sitting room and separate family room/study
- Bathrooms, en-suites and cloakrooms fitted with contemporary sanitary ware
- Air Source heat pump with Underfloor heating to the ground floor
- Block paved driveway and electric car charging point included
- Enclosed and gated rear garden with patio area for entertaining
- 10 Year Build Zone Warranty
- Some of the photos have been stage using AI

EPC Rating

Energy Efficiency Rating
Current
Potential

4, Meadowbrook Gardens,

Totton, Southampton, Hampshire, SO40 2BY

Accommodation
This attractive three bedroom detached property has its own distinctive style with rendered elevations, designed for modern day family life with an open plan kitchen/dining room, a separate 'snug', a dedicated study for homework or working from home, a large utility and cloakroom. Upstairs comprises of three bedrooms, two doubles (one with an en-suite shower room) one single and a luxury family bathroom.

Internal Features
- Ground floor Salcombe Dune Oak from Woodpecker Flooring
- Bi-fold doors
- Each home is pre-wired to receive satellite and terrestrial TV reception with outlets to the living room and all bedrooms
- Telephone points in living room and all bedrooms
- Combination power point / USB sockets are fitted in the kitchen and bedrooms
- Integrated smoke detectors

Kitchen
- Expertly designed kitchens by Symphony Kitchens, with Linear® Icon units creating an iconic inspired handle-less kitchen style with sophisticated Silestone work surfaces and upstands
- Integrated appliances include:
- Bosch Black Single 3D hot air oven
- Bosch Black Combination microwave, grill & oven
- Bosch Black Glass 60cm Induction Hob
- Hotpoint Dishwasher
- Hotpoint Fridge/Freezer (70/30)
- Modern concealed extractor hood
- Porcelanosa ceramic floor tiling to the utility areas
- LED downlights / recessed ceiling spotlights

Bathroom, en-suites and cloakrooms
- Stylish contemporary sanitary ware from Ideal Standard
- Porcelanosa Rodano ceramic floor tiles with complementary wall tiling to selected areas
- Chrome heated towel rails to all bathrooms and en-suites
- LED downlights / recessed ceiling spotlights

Outside
- Allocated parking for two cars
- Electric Car Charger
- A small shed is provided to all homes
- External lighting to front and rear
- Outside tap

Heating
- Underfloor heating to the ground floor and radiators to first floor
- Water cylinders with Air Source Heat Pump units

Communal areas
A management company will be created which all owners will belong to. The management company will be responsible for the ongoing maintenance of the communal areas and sewerage treatment plant servicing all homes.

Build Zone Warranty
The UK's leading standard-setting body and provider of warranty and insurance for new homes. Build Zone work with Orchard Homes to raise the standards of new homes and to provide consumer protection for homebuyers.

Location
Meadowbrook Gardens is well placed for transport links, being less than a mile from Junction 2 of the M27, which connects with the London-bound M3 at Junction 4. Totton train station (less than 3 miles away) has direct trains to London Waterloo via Southampton Central in around 90 minutes. Ashurst, New Forest station (3.5 miles away) also provides useful routes for commuters, with direct trains to Bournemouth, Poole and London Waterloo.

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.

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.

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