







9 Meadowbrook Gardens | £750,000

Totton, Southampton, Hampshire, SO40 2BY

Henshaw Fox

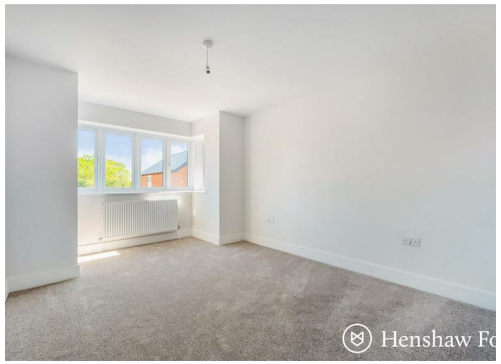












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01794 521339 / 02382 541100
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FIRST FLOOR

Bedroom 1	
14'8 x 12'6	4.47m x 3.82m
Bedroom 2	
14'4 x 10'11	4.36m x 3.34m
Bedroom 3	
12'9 x 10'1	3.89m x 3.08m
Bedroom 4	
10'0 x 9'3	3.05m x 2.81m



GROUND FLOOR

Kitchen/Dining Room	
19'10 x 14'9	6.05m x 4.49m
Sitting Room	
13'9 x 13'5	4.18m x 4.08m
Study	
14'2 x 10'0	4.33m x 3.06m
Utility	
10'1 x 5'1	3.07m x 1.56m

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 four bedroom family home
- Four generous double bedrooms 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, carport and electric car charging point included
- Enclosed and gated rear garden with large patio area for entertaining
- 10 Year Build Zone Warranty
- Some of the photos have been staged using AI

EPC Rating

Energy Efficiency Rating
Current
Potential

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Accommodation
This impressive four bedroom detached property is discreetly positioned at the far end of the development and offers a stylish kitchen with integrated appliances and spacious open plan dining area with bi-fold doors to the patio seating area, complemented by two large reception rooms. A useful utility room and a WC complete the ground floor. The main bedroom benefits from a large en-suite shower room while the remaining three bedrooms share a modern family bathroom. This home also benefits from driveway parking and carport with a private and enclosed rear garden.

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
- Driveway 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.

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