



Kirk Gardens

Hounslow, Totton

**4 Bedroom non-estate
detached**

£625,000 Freehold





8 Kirk Gardens, Hounslow, Totton, Hampshire, SO40 9UZ

Description

- Substantial non-estate family house
- En-suite and family bathrooms
- Utility and Cloakroom
- Large rear Garden
- Council Tax Band F
- No Chain
- 4 Bedrooms + 2 Receptions
- Kitchen / breakfast room
- Double garage
- Energy Rating : D
- PROPERTY REF: 2400

With **NO CHAIN**, this spacious and well-presented detached house on Kirk Gardens offers an ideal family home in a popular Totton location. Boasting four bedrooms and two reception rooms, the property provides plenty of versatile living space to suit your needs.

Kirk Gardens is well-positioned with easy access to local amenities, particularly Hounslow Secondary schools and transport links. Built by Linden Homes in 1999, it forms a small development of just ten family homes.

The accommodation includes two bathrooms, a Cloakroom and Utility room. The kitchen is equipped with plentiful modern storage units and ample wood-effect work surface. Gas-fired Range-style cooker to remain.

Additional features include a double garage with double powered roller doors, and a good-sized garden perfect for outdoor entertaining or play.

A fantastic opportunity for families looking to settle in a sought-after part of Totton. Early viewing is highly recommended

Tenure: Freehold.

EPC rating: 'D'.

Council Tax: Band 'F'. New Forest District Council (TOTTON & ELING) £3,578.15 for year 2026 / 2027.

Locality: Totton

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

Directions: Starting from our offices in Totton, SO40 3SG. Total : 2 miles (9mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 1st exit onto Maynard Road. (0.3 miles)
5. Turn left onto High Street/B3076. (0.01 miles)
6. Turn right onto Eling Lane. (0.1 miles)
7. Turn right onto Rose Road. (0.1 miles)
8. Turn right onto Bartram Road. (0.04 miles)
9. Turn left onto Totton Bypass/A35. (0.2 miles)
10. Enter Rushington Roundabout and take the 1st exit onto Marchwood Bypass/A326. (0.5 miles)
11. Turn right onto Jacobs Gutter Lane. (0.1 miles)
12. Turn right onto Kirk Gardens. (0.03 miles)
13. Turn right. (0.01 miles)
14. Turn left. (0.01 miles)
15. You have arrived at your destination. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.00am - 4.30pm.

Understanding Stamp Duty: A Simple Explanation

In England and Northern Ireland, you pay Stamp Duty (SDLT) in "slices" based on the property price.

The "Moving Home" Rates

If you already own a home and are buying a new one

:£0 - £125,000:	0%
£125,001 - £250,000:	2%
£250,001 - £925,000:	5%
£925,001 - £1.5m:	10%
Over £1.5m:	12%

Key Variations

First-Time Buyers: Pay 0% on the first £300,000 (if the total price is under £500,000).

Second Homes/Buy-to-Let: Add a 5% surcharge to every band.

Non-UK Residents: Usually add a 2% surcharge to every band.

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent.

We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.



Accommodation Comprises:

Entrance Hallway
Spacious and welcoming Hallway, with wooden flooring.

Kitchen / Breakfast Room : 17.62' x 13.29' (5.37m x 4.05m)

Maximum measurements

A modern refitted Kitchen / breakfast room, and very much the hub of the home. There are plenty of storage cupboards and ample work-surface space, together with a Range-style cook and integral dishwasher.

Utility Room : 11.32' x 4.99' (3.45m x 1.52m)

The most underappreciated room in the home, but perfect for a busy family's laundry and to keep wet dogs at bay.

Living Room : 16.34' x 11.32' (4.98m x 3.45m)

A large, comfortable reception with patio doors opening on to the approximately South-East facing garden.

Dining Room : 11.32' x 9.68' (3.45m x 2.95m)

Separate dining room, with the flexibility of opening double doors to join to the Living Room.

Cloakroom

A modern, white suite of WC and Wash-basin.

Stairs / First Floor Landing

With a built-in airing cupboard and doors to all bedroom and the family Bathroom.

Bedroom 1 : 16.27' x 11.25' (4.96m x 3.43m)

Maximum measurements

A light and spacious bedroom, with two front-facing windows adding to the airy appeal of this room. Served by a large built-in wardrobe and door to:

Ensuite Bathroom : 7.78' x 6.59' (2.37m x 2.01m)

A modern, white-coloured suite of Bath, mixer tap / hand-held shower over, Wash basin and WC. Window to the side.

Bathroom 2 : 13.48' x 8.46' (4.11m x 2.58m)

Spacious second bedroom, again light and airy, with built-in wardrobe and shelved area.

Bedroom 3 : 9.25' x 8.40' (2.82m x 2.56m)

Overlooking the rear garden, this is a good size 3rd bedroom, complete with a fitted wardrobe.

Bedroom 4 : 9.25' x 7.58' (2.82m x 2.31m)

Very good-size room, with plenty of space for even the most-demanding of children!



Bathroom

Modern 4-piece suite of Double shower cubicle, panelled bath, wash-basin and WC.

Garden

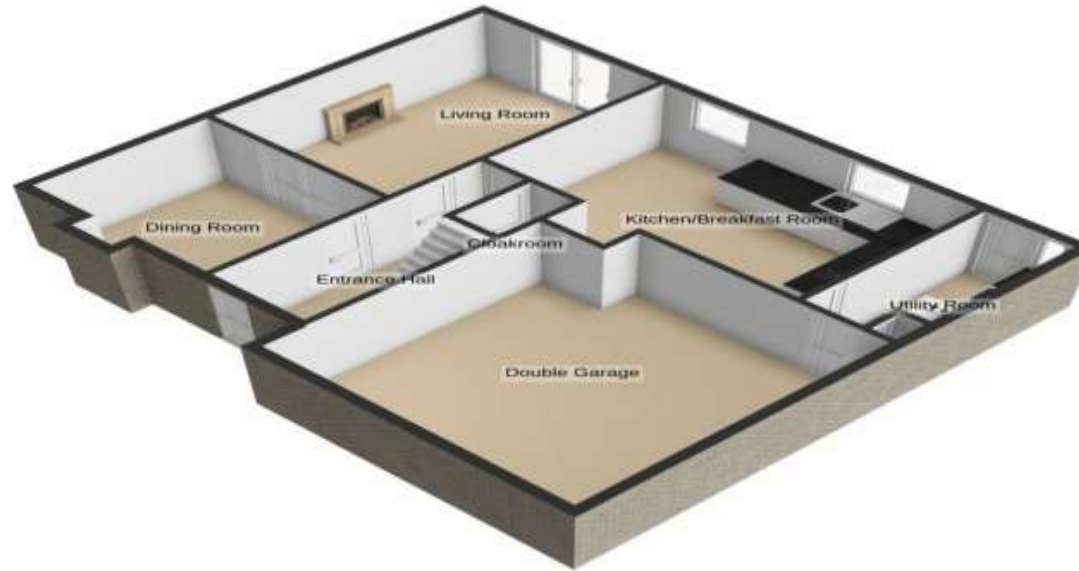
The overall plot extends to 0.12 Acres, with the rear garden approximately 16 meters x 13 meters. The garden is laid mainly to lawn with a patio and a variety of flower and shrub beds. To the front of the property is a private driveway for several vehicles.

Double Garage : 17.13' x 16.90' (5.22m x 5.15m)

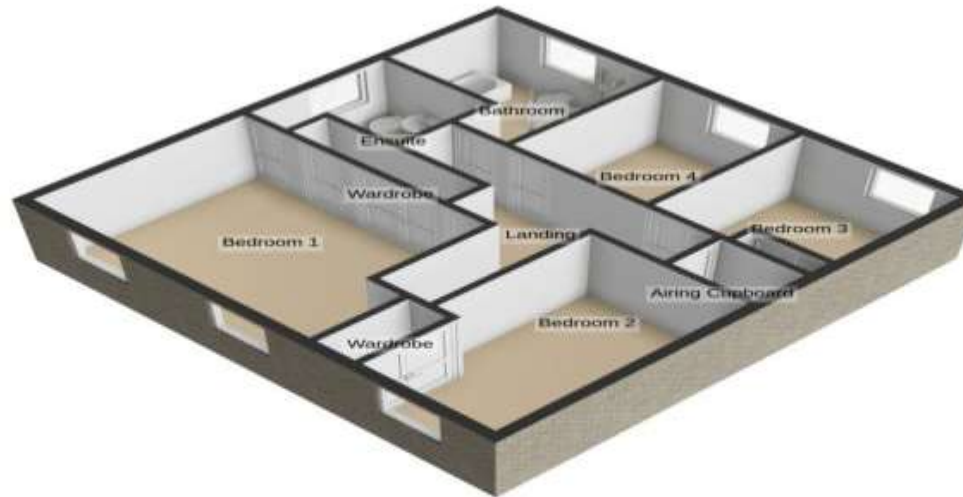
With double, powered roller doors. Power and light laid on. Pedestrian door to the Utility Room.



Ground Floor



1st Floor



Total Floor Area : 1421 sq.ft. (132.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Certificate Number : 0298-2015-7297-1383-3924

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0298-2015-7297-1383-3924>



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