



£795,000

HenshawFox

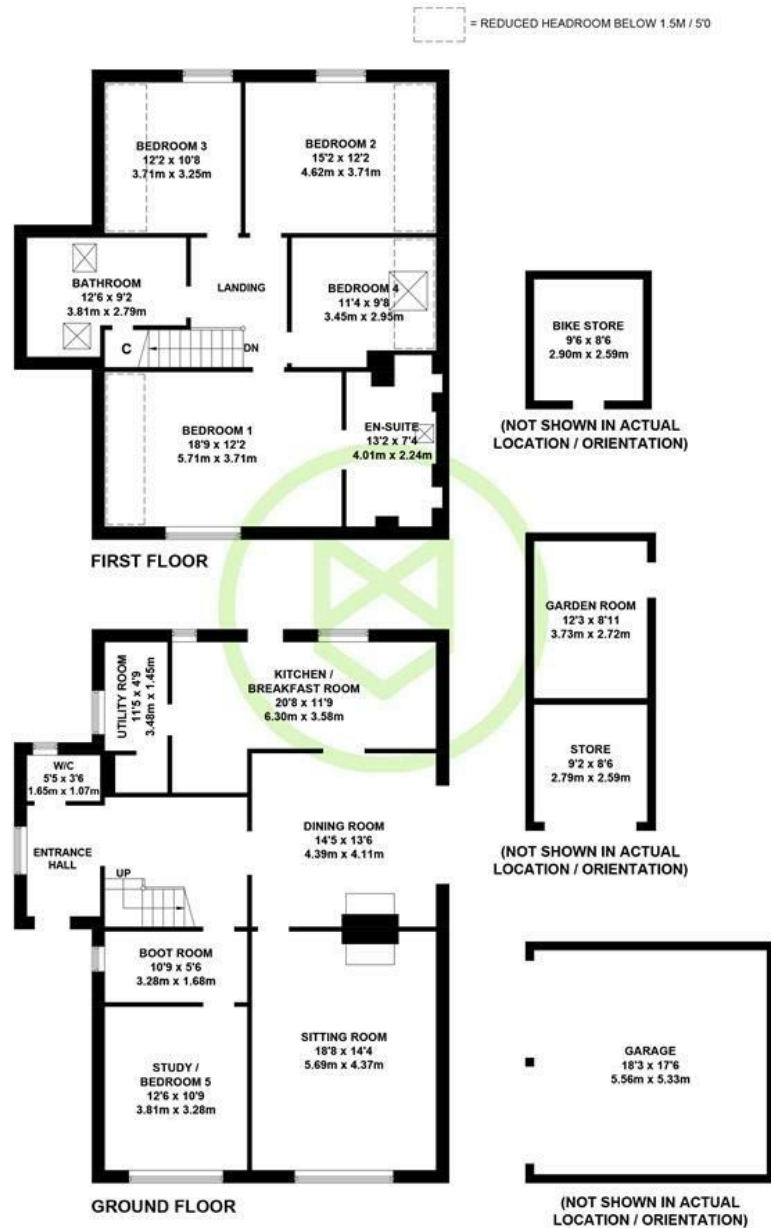


Green Gates

Pooks Green, Marchwood, Southampton, SO40 4WQ

01794 521339
homes@henshawfox.co.uk
www.henshawfox.co.uk





APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1148 SQ FT / 106.7 SQ M
FIRST FLOOR = 959 SQ FT / 89.1 SQ M
OUTBUILDING = 591 SQ FT / 54.9 SQ M
TOTAL = 2697 SQ FT / 250.7 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1044893)

Summary

This charming and characterful family residence is conveniently positioned on the fringes of the New Forest National Park and Southampton Water in the leafy semi-rural setting of Pooks Green. The spacious and versatile accommodation offers up to five double bedrooms with bedroom one boasting a luxury en-suite bathroom. The impressive entrance hall provides access to the fifth bedroom/study with separate sitting and dining room complemented by a country style kitchen and breakfast room. Extensive parking is available on the gated driveway with a double car barn fitted with remote roller doors and motorcycle store adjacent. The private and enclosed rear garden features an entertaining area with pizza oven, walled patio and detached garage converted to a store and home office.

Features

- An impressive character family residence
- Offering up to five double bedrooms
- Luxury en-suite bathroom to bedroom one
- Versatile accommodation with bedroom 5/study on the ground floor
- Spacious and welcoming entrance hall
- Separate sitting and dining room
- Country style kitchen / breakfast room with utility & shower room
- Extensive off road parking, double car barn and motorcycle store
- Enclosed and private rear garden with entertaining area and pizza oven
- Converted detached garage with store and home office

EPC Rating:
 Energy Efficiency Rating

Current 71
Potential 79

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Accommodation

Ground Floor

The spacious and welcoming reception hall creates a great first impression with an exposed brick feature wall complimented by the oak staircase and internal doors. French glazed door leads to the impressive dining room with a log burning stove and bi-fold doors to the external entertaining area. The generous sitting room features a log burning stove as the focal point of the room. The country style kitchen and breakfast room has an extensive range of wall and base units with contrasting oak work surfaces and breakfast bar with inset Butler sink. Integrated appliances include two single ovens, induction hob with extractor hood over, dishwasher and space for a fridge/freezer. The adjoining utility room provides plumbing for additional white goods and a walk in shower. A stable door provides access to the rear garden and a large study/bedrooms 5 is accessed from the entrance hall as well as WC fitted with high quality sanitary ware.

First Floor

The open landing allows access to four spacious double bedrooms and the part boarded loft space via a hatch and pull down ladder. Bedroom one offers ample space for free standing furniture and boasts an impressive en-suite bathroom with a freestanding bath and walk in shower. The sizable family bathroom comprises a panelled bath, walk in dual head shower, WC, wash basin and heated towel rail.

Parking

Extensive parking is available on the gated driveway fronting the detached double car barn fitted with remote roller doors with a separate motorcycle store adjacent.

Outside

There are secure gates either side of the property that provide access to the landscaped and private rear gardens which feature a walled patio which abuts the rear of the property. A pergola provides a social area to entertain with pizza oven and bi-fold doors to the dining area. The original single detached garage has been converted to provide a useful store room and home bedroom.

Location

Pooks Green is a charming semi rural area of individual properties ideally situated less than 100m of the New Forest National Park and on the Western coast of Southampton Water. The A326 affords direct and fast access onto the M27 allowing a commute to London or the South coast with rail links at Totton or Southampton providing direct lines to London Waterloo. Marchwood offers many local amenities with a village centre and parade of shops, a junior school and two secondary schools nearby at Hounslow and Applemore.

Terms & Conditions

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, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Sellers Position

Buying on

Heating

Gas fired central heating. Two log burning stoves

Infants & Junior School

Marchwood Ce Infant School & Marchwood Junior School

Secondary School

Applemore College

Council Tax

Band E - New Forest District Council

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