



Poniente Beaulieu Road | £650,000
Marchwood, Hampshire, SO40 4UQ





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Marchwood, Hampshire, SO40 4UQ

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Summary

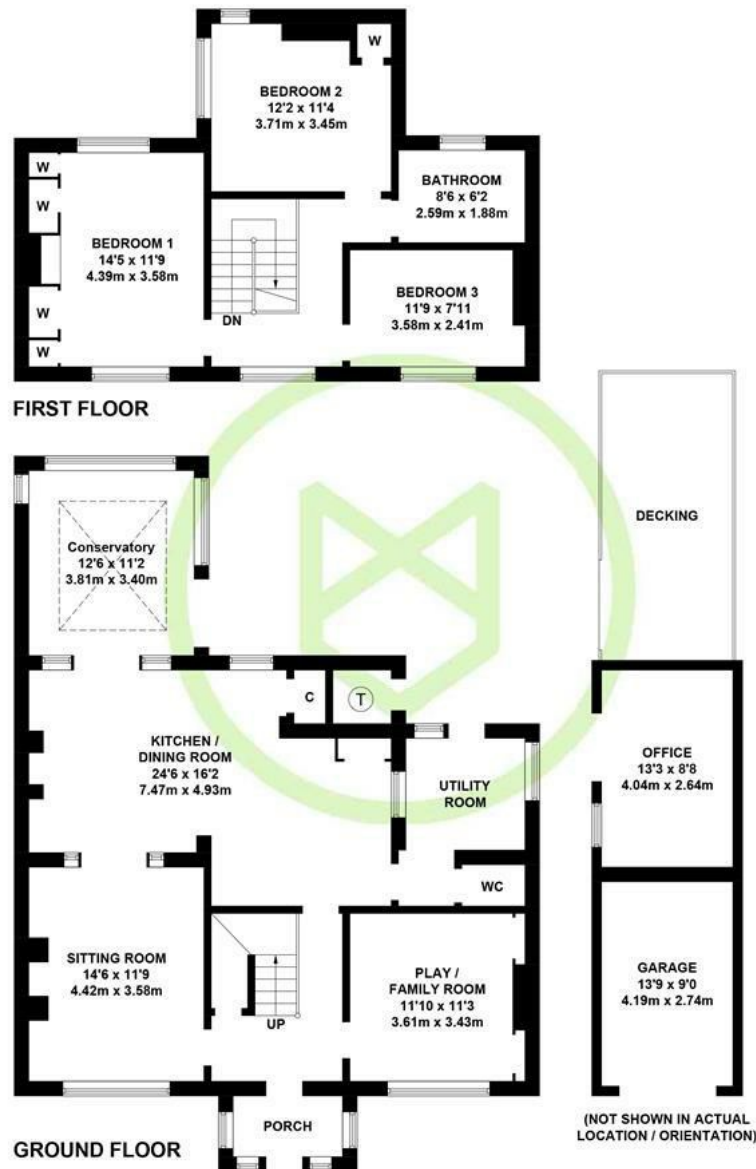
This attractive ECO friendly family home enjoys a rural setting within the boundaries of the New Forest National Park with views to the front and rear aspect over open countryside and farm land. Offered to the market with no onward chain the well proportioned accommodation offers three double bedrooms and a family bathroom on the first floor complemented by a spacious and versatile ground floor. The sitting room flows into the open plan dining room and kitchen with a utility room adjacent. A separate family room and conservatory offer two additional reception areas. Ample parking is available on the block paved driveway extending to a part converted garage, now offering a storage space with home office/gym to the rear. A raised decking area and pergola provide the ideal area to relax or entertain over looking the fields to the rear. The property is heated via an air source heat pump with PV solar panel, battery storage and an EV charging point.

Features

- An attractive detached forest home
- Rural setting just a short distance from Beaulieu and Marchwood
- Three double bedrooms
- Versatile and social ground floor layout
- Open plan kitchen and dining room with separate utility room
- Sitting room, family room and conservatory
- Off road parking, garage store, home office/gym
- Enclosed rear garden with decking and pergola.
- Air source heat pump, PV solar panel, battery storage EV charger
- No onward chain

EPC Rating

Energy Efficiency Rating
Current B
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1054 SQ FT / 97.9 SQ M
FIRST FLOOR = 590 SQ FT / 54.8 SQ M
OUTBUILDING = 249 SQ FT / 23.1 SQ M
TOTAL = 1893 SQ FT / 175.8 SQ M
(EXCLUDING EXTERNAL CUPBOARD)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1159623)

Poniente, Beaulieu Road, Marchwood, Hampshire, SO40 4UQ

Ground Floor

A composite front door opens into the front porch with ample space for coats and shoes with a secure inner door into the welcoming entrance hall. A useful storage space is available under the turning staircase. To the right is a family room with bespoke shelving a cupboards fitted. The sitting room features a red brick open fireplace as a focal point with glazed French doors through to the generous open plan dining area. This light and social space features an ornamental fireplace and exposed brick feature wall, complemented by a slate floor which extends into the adjoining kitchen area fitted with a range of shaker style wall and base units with contrasting oak block work surfaces. A Stoves range style cooker with five plate induction hob is fitted within a tiled recess. A larder cupboard provides additional storage with the utility room adjacent offering space and plumbing for a range of white goods with access to the rear garden and cloakroom. French doors from the dining area lead to the conservatory offering another useful reception with access out to the garden.

First Floor

The open landing allows access to the loft space via a hatch and serves the three double bedrooms and family bathroom. Bedroom one enjoys a dual aspect with countryside views to the front and rear with a wall of fitted wardrobes and storage. The family bathroom features a panelled bath with shower over, wash basin and wc.

Parking

The attractive frontage offers ample parking on the neatly edged block paved driveway extending to the side of the property via a five bar gate to the part converted garage.

Outside

The enclosed rear garden enjoys uninterrupted views over farmland and is fully enclosed. A block paved seating area overlooks the shaped lawn flanked by well stocked raised borders. In the far corner is a raised decking area with pergola over, fitted with power and lighting ideal for entertaining. To the rear of the part converted garage is a fully insulated home office/gym fitted with a modern range of kitchen units, air conditioning and heating. The remaining front section of the garage is fitted with double doors and provides a storage space. A boiler room on the rear of the property houses the heating system.

Location

This attractive family home is ideally situated on the edge of the New Forest National Park enjoying a rural setting with open farmland to the front and rear just a short distance from the open forest offering hundreds of acres of beautiful walks and stunning countryside to enjoy. The Bold Forester public house is just along the lane with Marchwood village centre offering a range of local amenities including, schooling, various shops, bakers, church and yacht club. Marchwood is known for its friendly community and picturesque surroundings, making it an excellent choice for families and professionals alike. The A326 allows easy access to the motorway network with rail links to London Waterloo from Ashurst or Totton.

Sellers position

No onward chain

Heating

Air source heat sump, PV solar panels and batteries for storage

Infants & Junior School

Marchwood Ce Infant School & Matchwood Junior School

Secondary School

Applemore College

Council Tax

Band E - New Forest District Council

Terms and 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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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