





Guide price £725,000

4 Marrels Wood Gardens

Purbrook, PO7 5RS

- IMPOSING DETACHED HOME
- TWO BATHROOMS
- DRIVEWAY & DOUBLE GARAGE
- LARGE SPRAWLING GARDENS
- BACKS ONTO WOODLAND
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- UTILTY ROOM
- EXCLUSIVE CUL DE SAC
- SCOPE & POTENTIAL TO EXTEND (STPP)

Located at the foot of an exclusive cul-de-sac and backing onto woodland sits this 2300 sq ft detached home. With five bedrooms, two bathrooms, three reception rooms, driveway & double garage and mature sprawling gardens.



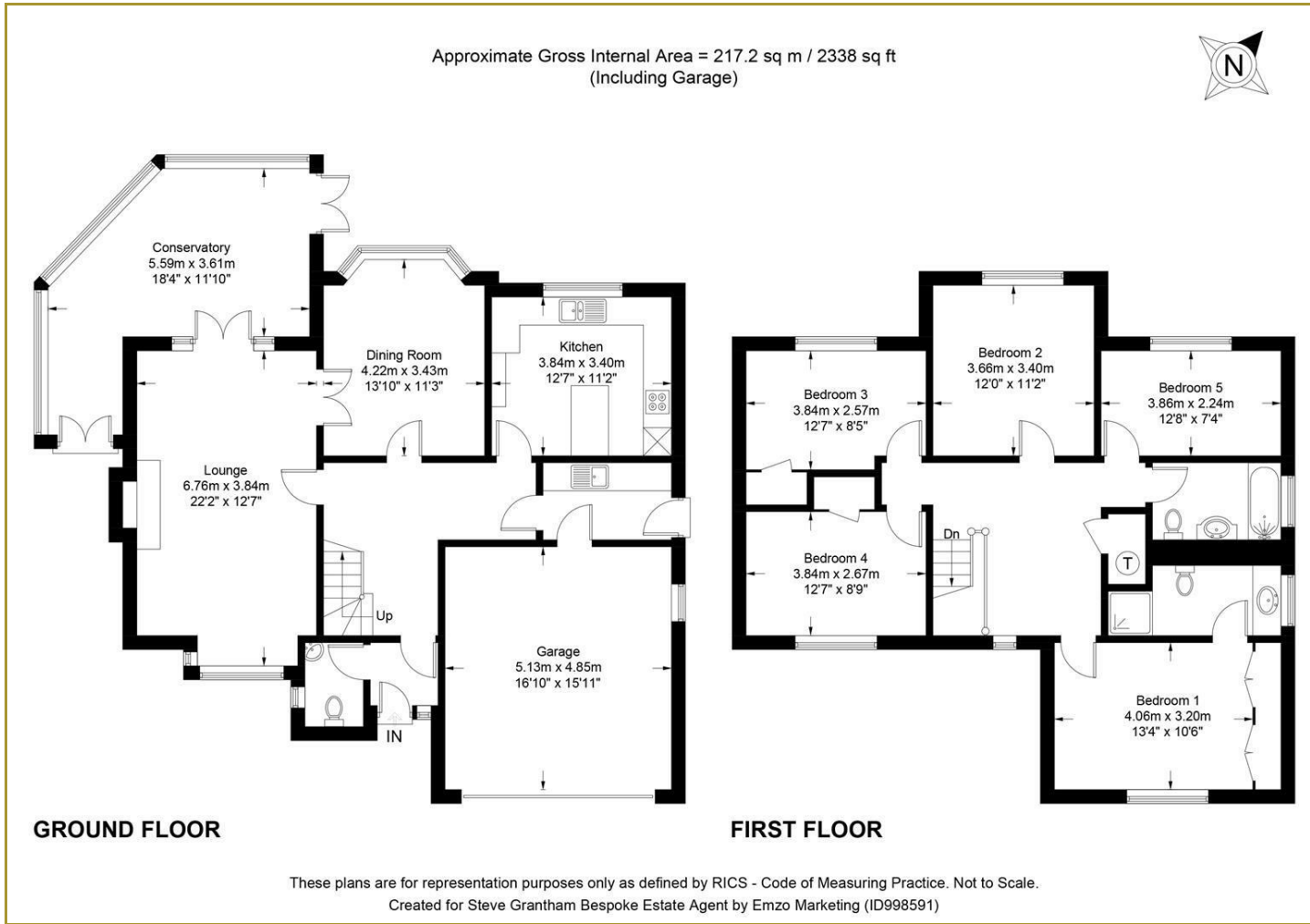
This well proportioned family home sits in an exclusive cul-de-sac of nine homes. To the front is a block paved driveway which provides ample off road parking and access to the double garage. Internally there is a large, welcoming entrance hallway which provides access to all principal rooms as well as stairs which lead to the first floor. The dual aspect living room has a feature fireplace with French doors accessing the garden room. the garden room overlooks and has two pairs of French doors which access both the main garden and the secret garden. There is a good-sized dining room with a bow window overlooking the gardens. The kitchen has been re-fitted in recent years and offers a range of wall and base units and a central breakfast bar. The ground floor accommodation is completed with a utility room and cloakroom. To the first floor is a large and spacious landing, with doors accessing all rooms, loft hatch access and a large airing cupboard. There are five bedrooms of which all would be double rooms. The master bedroom has a pair of fitted wardrobes and an en-suite shower room. The family bathroom is fitted with a white three piece suite. To the rear is a sizable garden which backs onto woodland. This is mostly laid to lawn and surrounded by mature shrub and flower borders. There is a stream that skirts the boundary with plenty of aquatic fauna. A large patio area makes the ideal spot for alfresco dining. To the side is a secret garden which also features the stream flowing at the foot of, this area features several ponds and a block paved seating area which makes the ideal spot to enjoy nature and read a book.







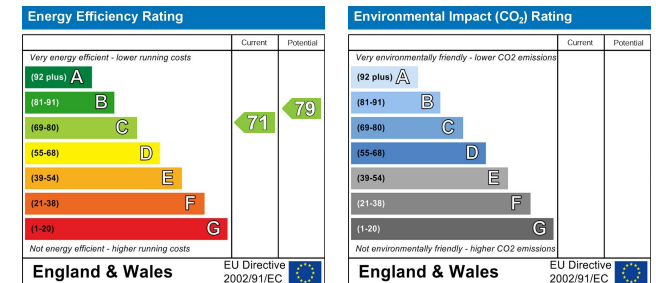
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.