



Marchwood  
£514,500

**brantons**







## Property

Positioned in the corner of a quiet cul-de-sac location within the popular residential area of Marchwood, Brantons Independent Estate Agents are proud to present for sale this modern detached family home.

The ground floor layout is comprised of a spacious lounge with feature fireplace, large UPVC conservatory, modern open-plan kitchen-diner, utility room with external access, and from the hallway is a W.C.

The first floor accommodation consists of four bedrooms with the master benefiting from a bespoke built-in wardrobes and a luxury en-suite shower room. From the landing there is also a family bathroom with shower-bath.

Additional benefits of this property include ample driveway parking, leading to storage area with 'up and over' garage door.

At the rear is a private enclosed garden with patio seating area, lawn, and a pleasant leafy outlook. In our opinion the property is presented to a high standard of decor and due to the desirable location and versatile accommodation on offer, an early viewing will be necessary to avoid any later disappointment.

## Features

- Detached Family Home
- Four Bedrooms
- Spacious Lounge With Feature Fireplace
- Large UPVC Conservatory
- Open-Plan Kitchen-Diner
- Utility Room & Downstairs W.C
- Family Bathroom & En-suite To Master
- Ample Driveway Parking Leading To Garage
- Private Rear Garden With Patio, Lawn & Pleasant leafy Outlook
- Highly Regarded Cul-de-sac Location

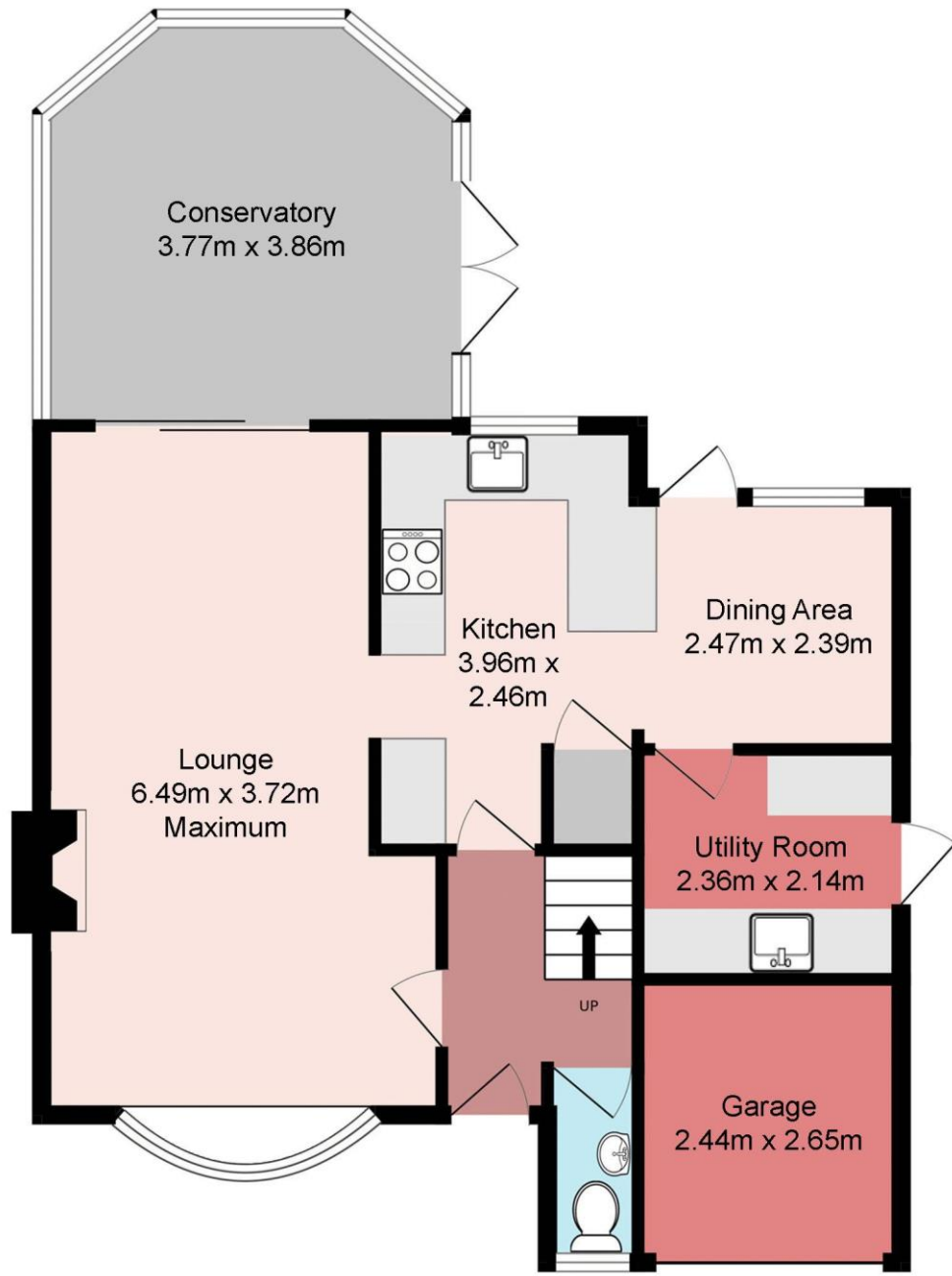


## Area

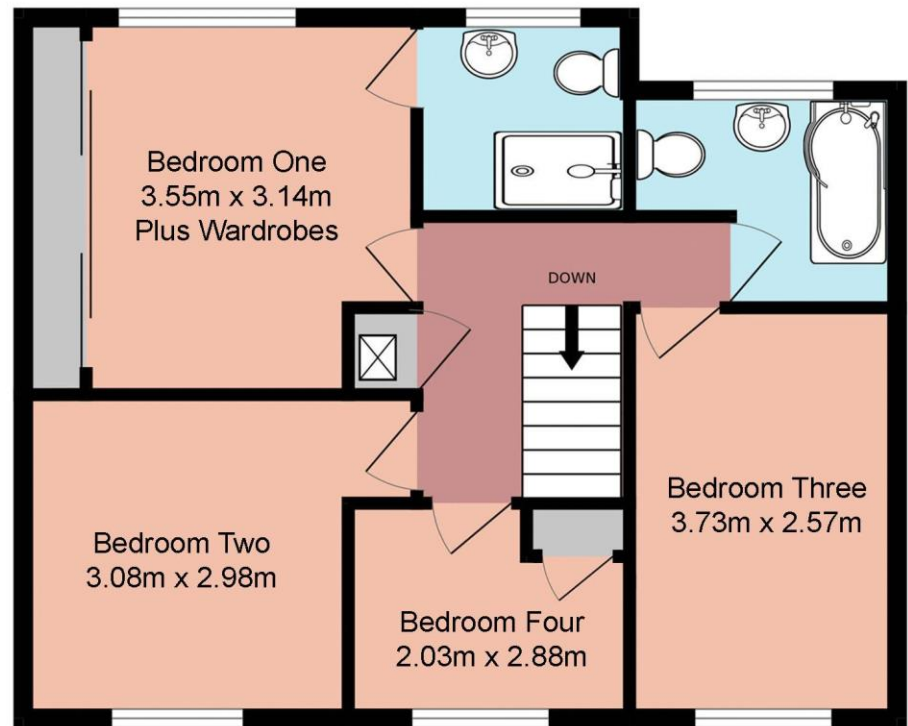
Marchwood is a village situated on the Eastern edge of the New Forest National Park. The village lies between the towns of Totton and Hythe on the Western shore of Southampton Water. The community expanded rapidly during the 1980's with the development of many new homes. The older parts of the village retain its character with some of the original homes and properties still remaining.

Locally there are both infant and junior schools, small shops and a doctor's surgery. The larger commercial centre of Southampton is approximately 7 miles away via the A326/A33.





Ground Floor



1st Floor



## Accommodation

**Lounge** 21' 4" x 12' 2" (6.49m x 3.72m)

**Conservatory** 12' 4" x 12' 8" (3.77m x 3.86m)

**Kitchen** 13' 0" x 8' 1" (3.96m x 2.46m)

**Dining Area** 8' 1" x 7' 10" (2.47m x 2.39m)

**Utility Room** 7' 9" x 7' 0" (2.36m x 2.14m)

**Garage** 8' 0" x 8' 8" (2.44m x 2.65m)

**Downstairs W.C** 4' 11" x 2' 10" (1.50m x 0.87m)

**Bedroom One** 11' 8" x 10' 4" (3.55m x 3.14m) Plus Wardrobe

**En-suite** 5' 5" x 6' 8" (1.66m x 2.04m)

**Bedroom Two** 10' 1" x 9' 9" (3.08m x 2.98m)

**Bedroom Three** 12' 3" x 8' 5" (3.73m x 2.57m)

**Bedroom Four** 6' 8" x 9' 5" (2.03m x 2.88m)

**Bathroom** 7' 0" x 8' 4" (2.13m x 2.55m)









## Directions

From our office head south on Salisbury Road/A36. At the round-a-bout take the 3rd exit on to Ringwood Road /A336. At the round-a-bout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take 2nd right into Rose Road. Take 2nd right into Bartram Road. Join the A35 and at the round-about take the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the round-a-bout take the first exit onto Normandy Way. Take the third right in Autumn Road. Take the fourth right into Kingswood.

## Distances

Motorway: 4.6 miles  
 Southampton Airport: 11.7 miles  
 Southampton City Centre: 7.7 miles  
 New Forest Park Boundary: 1.1 miles  
 Train Stations  
 Ashurst: 4.0 miles  
 Totton: 5.0 miles

## Information

Local Authority: New Forest District Council  
 Council Tax Band: E  
 Tenure Type: Freehold  
 School Catchments  
 Infant: Marchwood  
 Junior: Marchwood  
 Senior: Applemore

## Energy Performance

4/8/23, 2:42 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Marchwood SOUTHAMPTON SO40 4	Energy rating <b>D</b>	Valid until: 4 April 2033 Certificate number:
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Property type	Detached house
Total floor area	106 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy rating.

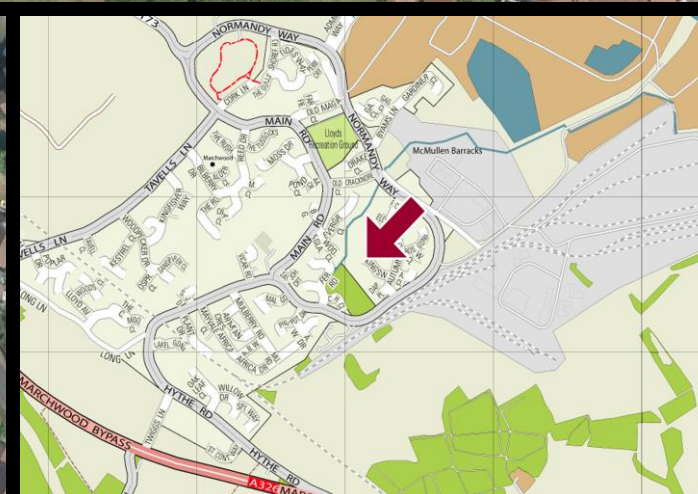
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		







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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

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