



Marchwood  
£550,000

**brantons**



## Property

An exciting opportunity arises to purchase this substantial and versatile detached family home situated in a desirable non-estate road within the ever popular residential village of Marchwood. The ground floor layout begins with an entrance porch leading through to the hallway which in turn takes you to; a spacious lounge, open-plan family room, dining room, kitchen-breakfast room, conservatory, and a W.C accessed via the porch. The first floor accommodation consists of four bedrooms, three of which are generous double rooms, and the master benefits from the use of an en-suite bathroom. From the landing there is also a shower room. To the front of the property there is an established garden with ample driveway parking that in turn leads to a garage/workshop. The tandem length garage measures 38 feet in depth and has an 'up-and-over' door to the front and double doors to the rear as well as integral access from within the property. To the rear of the property there is a large garden measuring approximately 125ft in depth and the total plot is approximately a fifth of an acre. The garden is laid to lawn with large patio seating area, allotment area and an array of established plants, bushes, and shrubs. The location is set along a desirable non-through road and is within walking distance of the village amenities. Rarely do properties of this nature stay on the market for long and Brantons expect this to be no exception. As a result of this, an early viewing comes highly recommended to avoid any later disappointment.

## Features

- Substantial Detached Family Home
- Four Bedrooms
- Lounge With Feature Fireplace
- Open-Plan Family Room/ Dining Room
- Spacious Kitchen With Breakfast Bar
- Shower Room & En-suite Bathroom to Master
- Established Front Garden & Driveway Parking
- Integral Garage/Workshop 38ft in Depth
- Rear Garden Measuring Approx 125ft in Length
- Desirable Non-Estate Location

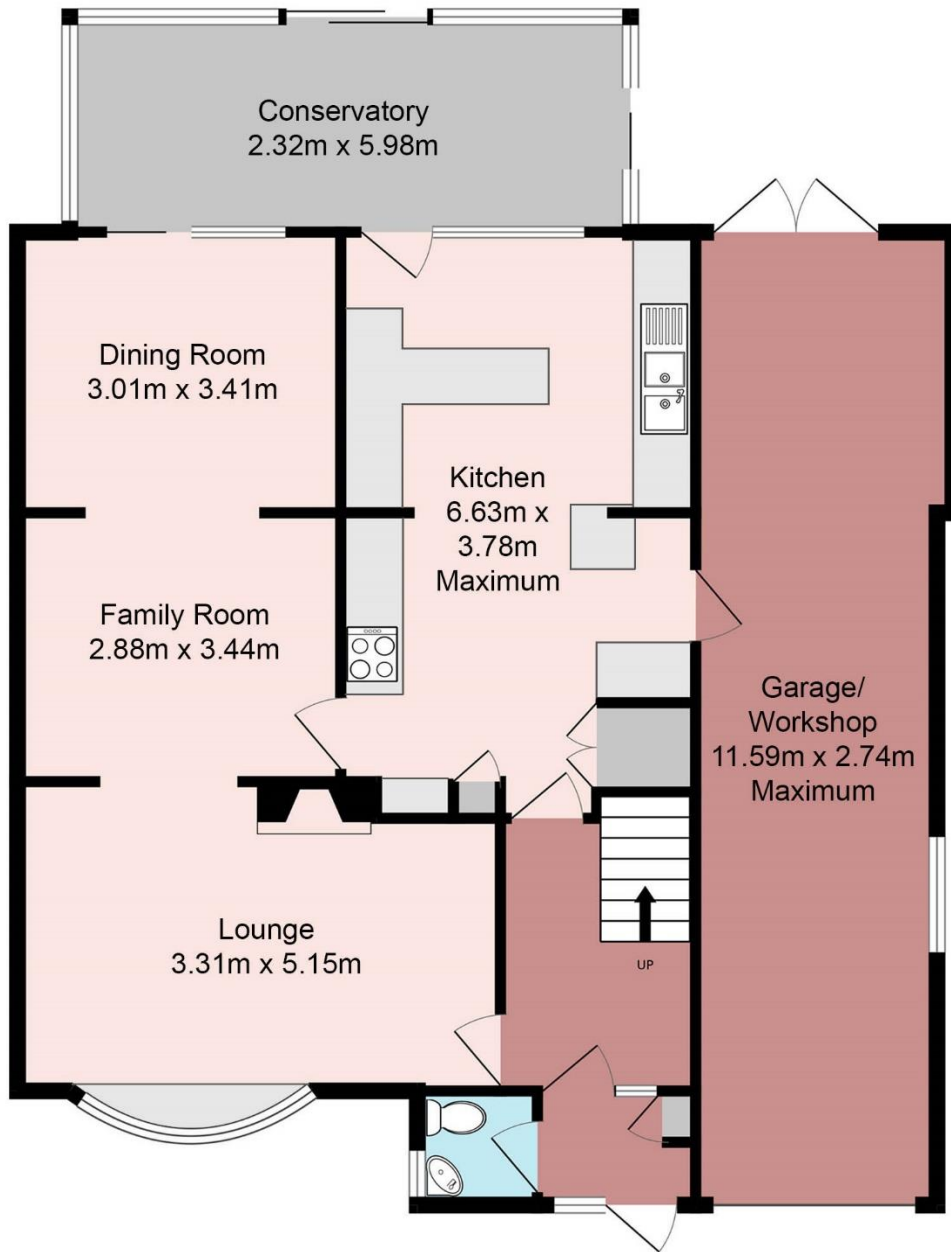


## Area

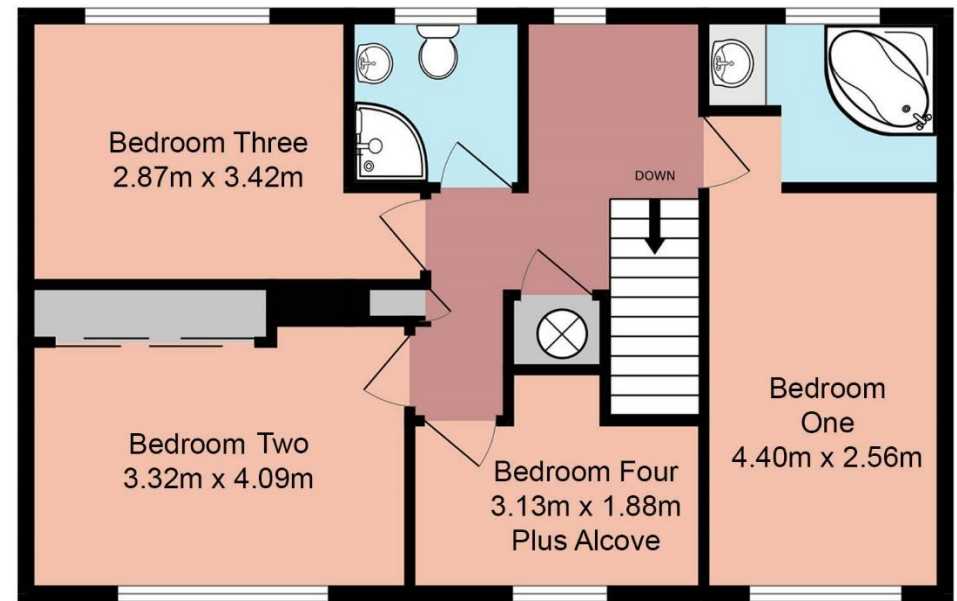
Marchwood is a village situated on the Eastern edge of the New Forest National Park. The village lies between the towns of Totton and Hythe on the Western shore of Southampton Water. The community expanded rapidly during the 1980s with the development of many new homes.

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 doctors surgery. The larger commercial centre of Southampton is approximately 7 miles away via the





**Ground Floor**  
 111.6 sq.m. approx.



**1st Floor**  
 60.8 sq.m. approx.

## Accommodation

**Porch** 4' 0" x 5' 7" (1.22m x 1.71m)

**Hall** 9' 4" x 6' 9" (2.85m x 2.05m)

**Lounge** 10' 10" x 16' 11" (3.31m x 5.15m)

**Family Room** 9' 5" x 11' 3" (2.88m x 3.44m)

**Dining Room** 9' 11" x 11' 2" (3.01m x 3.41m)

**Conservatory** 7' 7" x 19' 7" (2.32m x 5.98m)

**Kitchen-Breakfast Room** 21' 9" x 12' 5" (6.63m x 3.78m) Maximum

**Downstairs W.C** 4' 0" x 4' 2" (1.23m x 1.26m)

**Bedroom One** 14' 5" x 8' 5" (4.40m x 2.56m)

**En-suite Bathroom** 5' 11" x 8' 4" (1.80m x 2.54m) Maximum

**Bedroom Two** 10' 11" x 13' 5" (3.32m x 4.09m) Excl. Wardrobes

**Bedroom Three** 9' 5" x 11' 3" (2.87m x 3.42m)

**Bedroom Four** 10' 3" x 6' 2" (3.13m x 1.88m)  
Plus Alcove

**Shower Room** 6' 1" x 5' 11" (1.85m x 1.81m)

**Integral Garage** 38' 0" x 8' 6" (11.59m x 2.58m)





## Directions

From our office head south on Salisbury Road/A36. At the roundabout 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. Turn left into Cracknore Hard Lane.

## Distances

Motorway: 4.0 miles  
Southampton Airport: 11.9 miles  
Southampton City Centre: 7.8 miles  
New Forest Park Boundary: 1.2 miles  
Train Stations  
Ashurst: 5.2 miles  
Totton: 3.9 miles

## Information

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

## Energy Performance

7/3/24, 4:31 PM

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

### Energy performance certificate (EPC)

MARCHWOOD SOUTHAMPTON SO40 4	Energy rating	Valid until:	21 June 2031
	<b>D</b>	Certificate number:	
Property type	Detached house		
Total floor area	135 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 rating and score

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

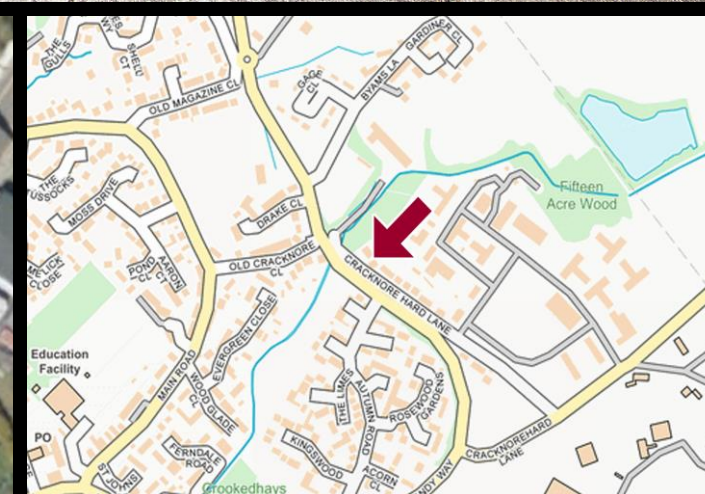
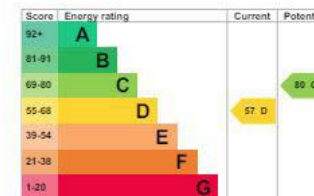
[See how to improve this property's energy efficiency.](#)

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





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