



Marchwood  
£550,000

brantons



## Property

Situated in a preferred residential road within the highly regarded village of Marchwood, Brantons Independent Estate Agents are proud to present for sale this detached family home.

The ground floor accommodation comprises of a spacious lounge-diner, contemporary kitchen, study and conservatory-utility area. From the hallway is a W.C. The first floor consist of four bedrooms with the master featuring a modern en-suite shower room and from the landing is a family bathroom.

Additional benefits of this property include driveway parking for several vehicles that leads to a double garage with electric 'up and over' door. At the rear is a generous enclosed garden that is mainly laid to lawn with a large patio seating area.

The property has been in the same ownership since new and is being offer to the market for the first time. In our opinion this home is presented to a high standard of decorative order and would allow any potential purchaser the ability to move straight in. The location is within walking distance of the village amenities including, shops, schools and a doctors surgery. Rarely to properties of this nature stay on the market for long and Brantons expect this to be no exception. We are sure that an early viewing will be necessary to avoid any later disappointment.

## Features

- Substantial Detached Family Home
- Four Bedrooms
- Lounge-Diner With Feature Fireplace
- Contemporary Kitchen
- Conservatory-Utility
- Study & Downstairs W.C
- Family Bathroom & En-suite to Master
- Generous Rear Garden With Patio Seating Area
- Ample Parking & Double Garage With Electric Door
- Walking Distance of Village Amenities & Schools

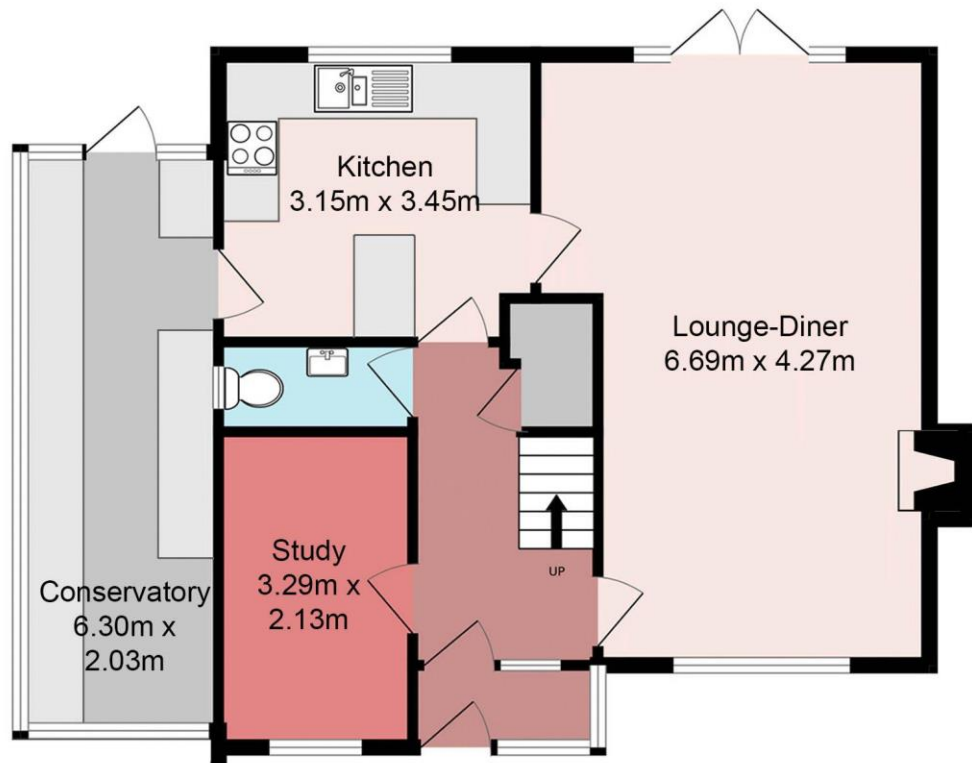


## Area

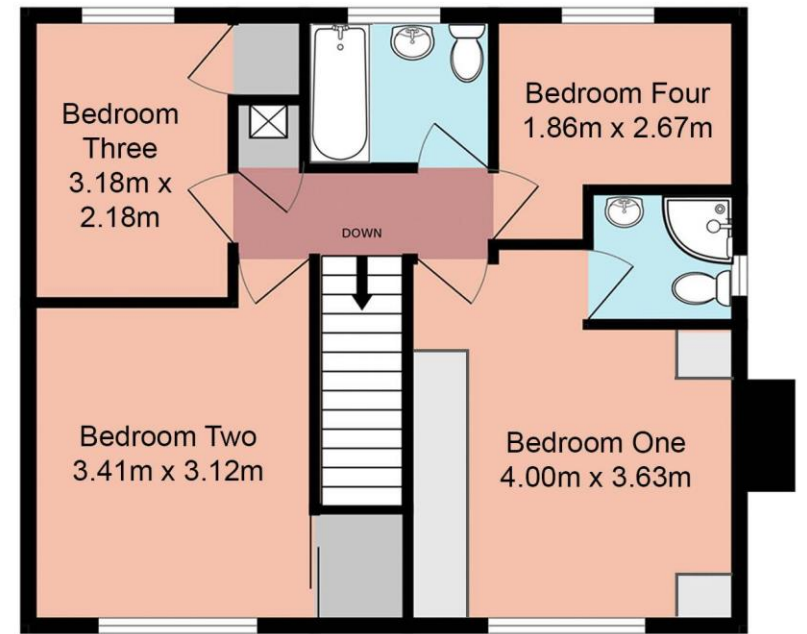
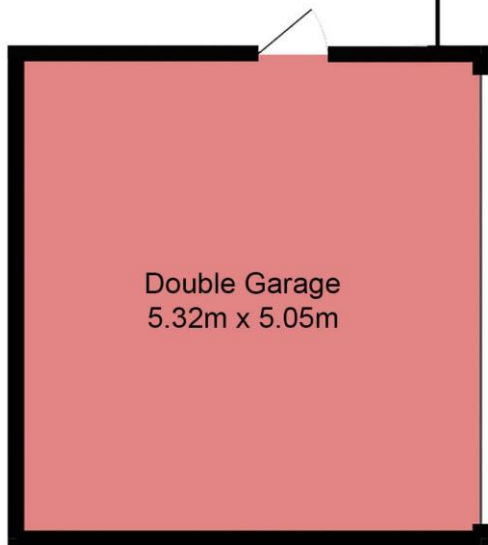
Marchwood is a village situated on the Eastern edge of the New Forest National Park. The village lies between the towns of Totton and Hythe on the Western shore of Southampton Water.

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**  
107.7 sq.m. approx.



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

## Accommodation

**Porch** 3' 3" x 5' 8" (0.98m x 1.73m)

**Lounge-Diner** 21' 11" x 14' 0" (6.69m x 4.27m) Maximum

**Kitchen** 10' 4" x 11' 4" (3.15m x 3.45m)

**Study** 10' 10" x 7' 0" (3.29m x 2.13m)

**Downstairs W.C** 2' 11" x 6' 11" (0.88m x 2.12m)

**Conservatory** 20' 8" x 6' 8" (6.30m x 2.03m)

**Bedroom One** 13' 1" x 11' 11" (4.00m x 3.63m) Excl. Wardrobes

**En-suite** 4' 9" x 5' 6" (1.44m x 1.67m)

**Bedroom Two** 11' 2" x 10' 3" (3.41m x 3.12m)

**Bedroom Three** 10' 5" x 7' 2" (3.18m x 2.18m)

**Bedroom Four** 6' 1" x 8' 9" (1.86m x 2.67m)

**Bathroom** 5' 6" x 6' 9" (1.67m x 2.05m)

**Double Garage** 17' 5" x 16' 7" (5.32m x 5.05m)





## Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout 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 onto Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the second exit onto Bury Road. Take the next right onto Tavell's Lane. Take the second left into Kingfisher Way.

## Distances

**Motorway:** 4.0 miles  
**Southampton Airport:** 11.3 miles  
**Southampton City Centre:** 7.1 miles  
**New Forest Park Boundary:** 1.3 miles  
**Train Stations**  
**Ashurst:** 5.0 miles  
**Totton:** 3.5 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

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

# Energy performance certificate (EPC)

Tolton SOUTHAMPTON	Energy rating
Valid until	Certificate number

Property type

Total floor area

### Rules on letting this property

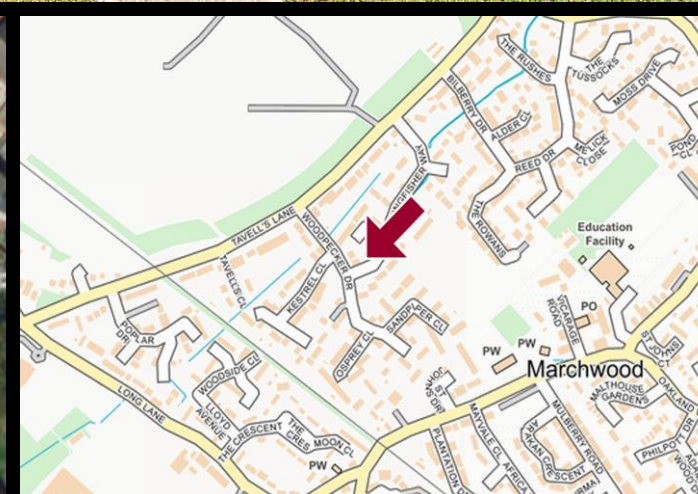
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords>).

### Energy efficiency rating for this property

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

**EPC PENDING**





[www.brantons.co.uk](http://www.brantons.co.uk)

Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

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.

t: 02380 875 020

e: [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk)

