



3, Kingfisher Way, Marchwood, SO40 4XS
£565,000

brantons



Property

An opportunity arises to acquire this spacious family home situated in an enviable position within a highly desirable cul-de-sac location in the village of Marchwood.

The ground floor layout consists of a sizable lounge with French doors, open-plan kitchen-diner with bi-folding patio door, useful utility room, family room with vaulted ceiling, and there is also a W.C accessed from the hallway which features a turning staircase to the first floor. Upstairs is comprised of five bedrooms with the master benefitting from fitted wardrobes and en-suite facilities. There are also fitted wardrobes to bedroom two as well as vanity sinks to bedrooms two and four. Furthermore, from the landing, there is a modern family bathroom with shower-bath.

Additional benefits of the property include driveway parking for several vehicles that leads to a garage with up and over door. The rear garden is mainly laid to lawn with an established array of plants, bushes and shrubs and there is also a patio seating area.

Brantons are sure that because of the enviable location and versatile accommodation on offer, an early viewing will be necessary as strong interest is anticipated.

Features

- Substantial Detached Family Home
- Five Bedrooms
- Spacious Lounge
- Open-Plan Kitchen-Diner With Bi-Fold Doors
- Utility & Downstairs W.C
- Family Room with Valuted Ceiling Approaching 11ft
- Family Bathroom & En-suite Shower Room to Master
- Ample Driveway Parking Leading to Garage
- Private Enclosed Rear Garden
- Walking Distance of Village Amenities & Schools



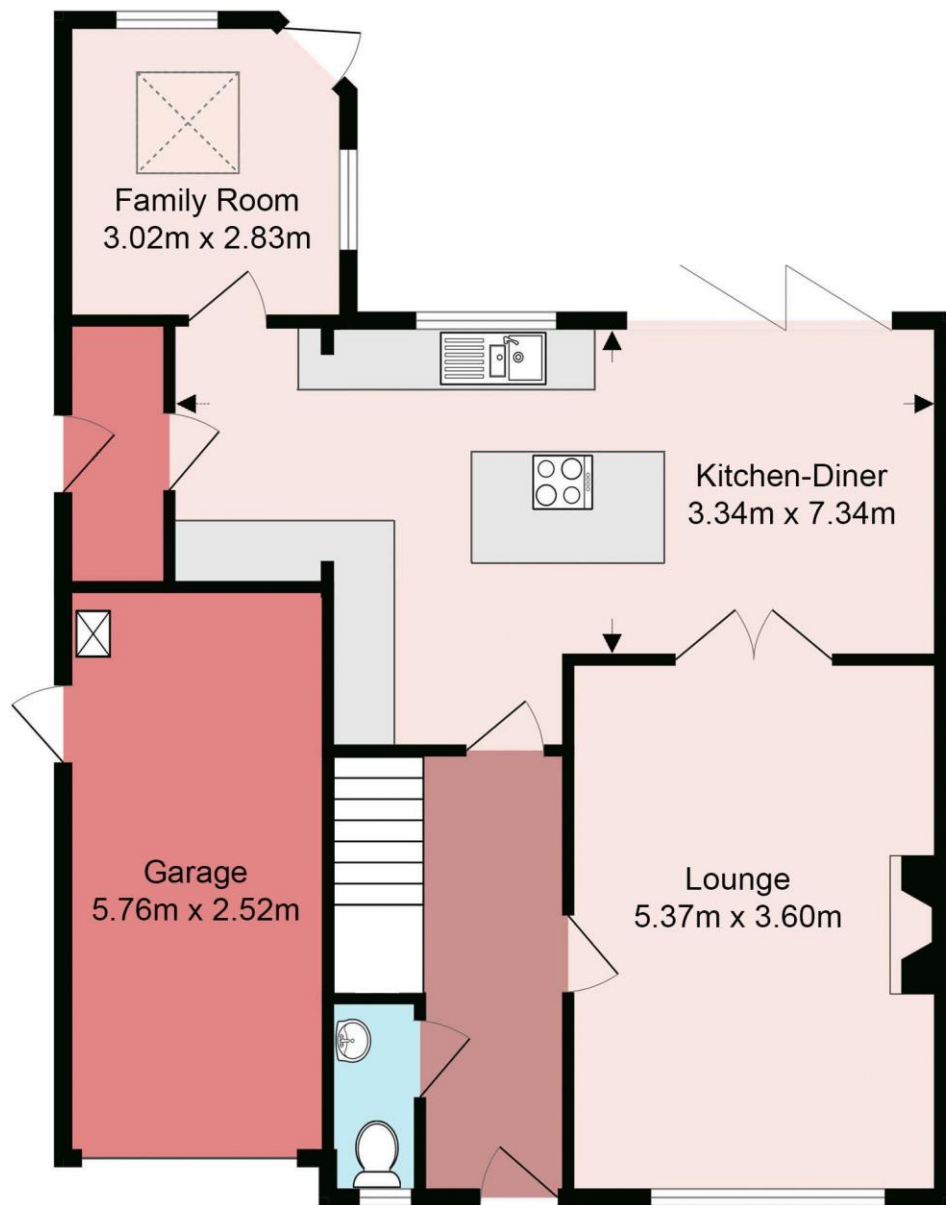
Area

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.

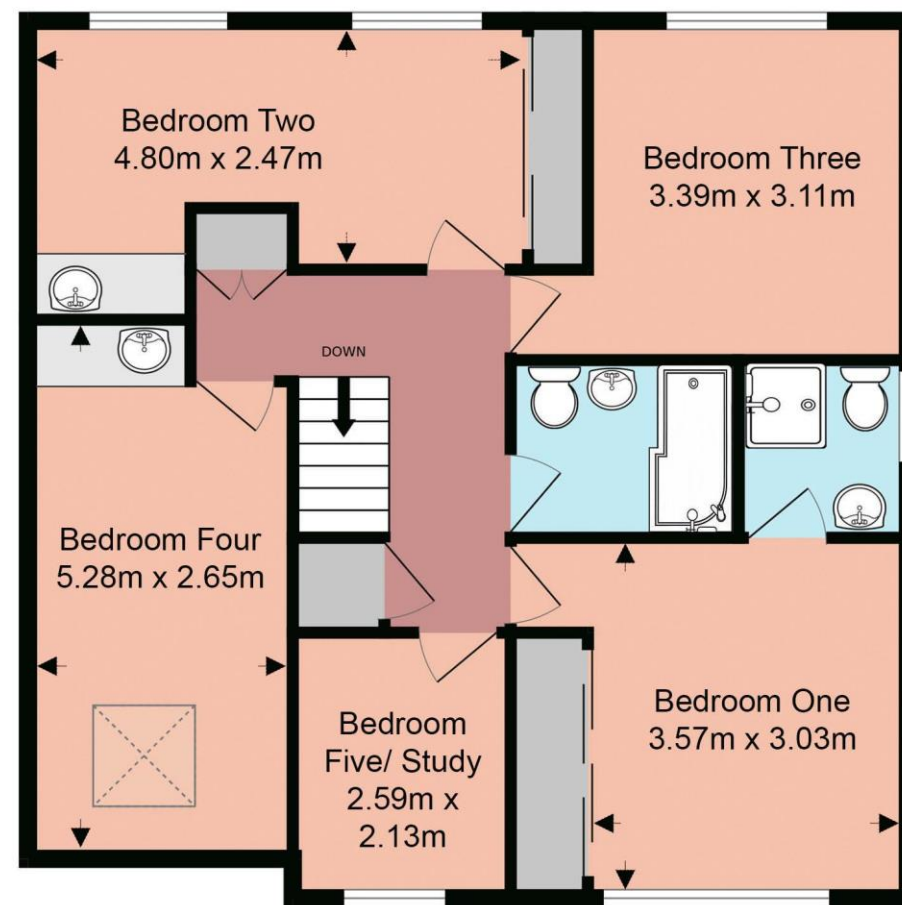
The community expanded rapidly during the 1980's with the development of many new homes. The older parts of the village retain its character with some of the original homes and properties still remaining.

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



1st Floor

Accommodation

Lounge 17' 7" x 11' 10" (5.37m x 3.60m)

Kitchen-Diner 10' 11" x 24' 1" (3.34m x 7.34m)

Utility Room 8' 11" x 3' 3" (2.71m x 1.00m)

Family Room 9' 11" x 9' 3" (3.02m x 2.83m)

Downstairs W.C 6' 4" x 2' 8" (1.93m x 0.81m)

Bedroom One 11' 9" x 9' 11" (3.57m x 3.03m) Plus Wardrobes

En-suite 5' 7" x 5' 2" (1.69m x 1.58m)

Bedroom Two 15' 9" x 8' 1" (4.80m x 2.47m) Plus Wardrobes

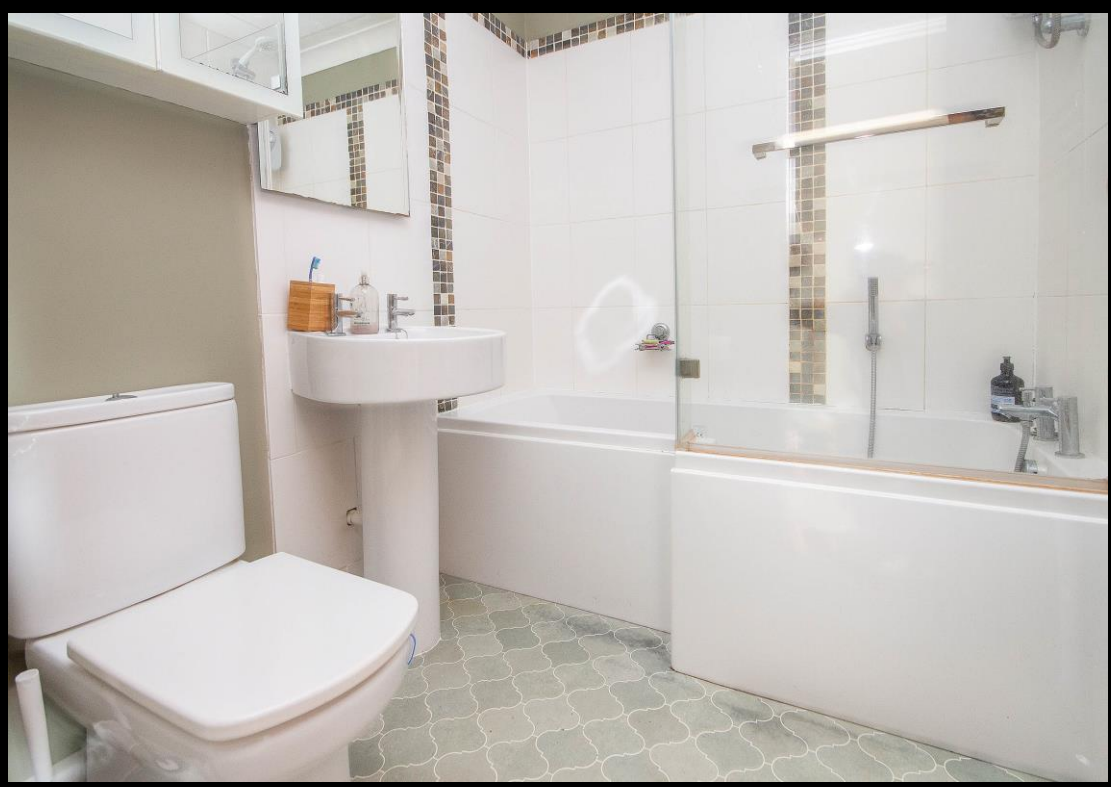
Bedroom Three 11' 1" x 10' 2" (3.39m x 3.11m)

Bedroom Four 17' 4" x 8' 8" (5.28m x 2.65m)

Bedroom Five/ Study 8' 6" x 7' 0" (2.59m x 2.13m)

Bathroom 5' 7" x 7' 1" (1.69m x 2.16m)





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

10/23/24, 11:22 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

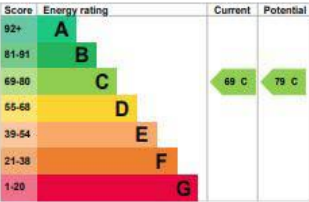
| | | |
|--|---------------------------|------------------------------|
| Kingfisher Way Marchwood SOUTHAMPTON | Energy rating C | Valid until: 20 October 2034 |
| | | Certificate number: |
| Property type | Detached house | |
| Total floor area | 140 square metres | |

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 C. 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.
See how to improve this property's energy efficiency.



For properties in England and Wales:
the average energy rating is D
the average energy score is 60

