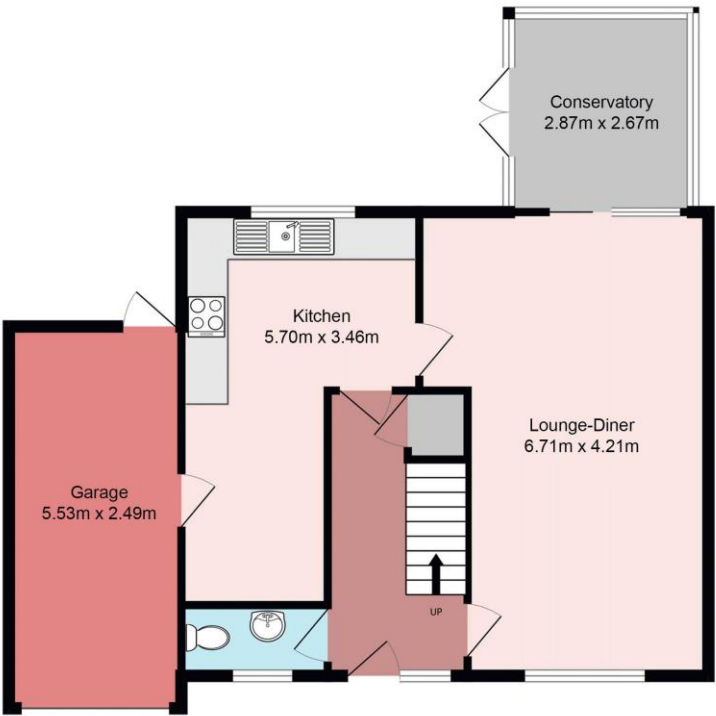




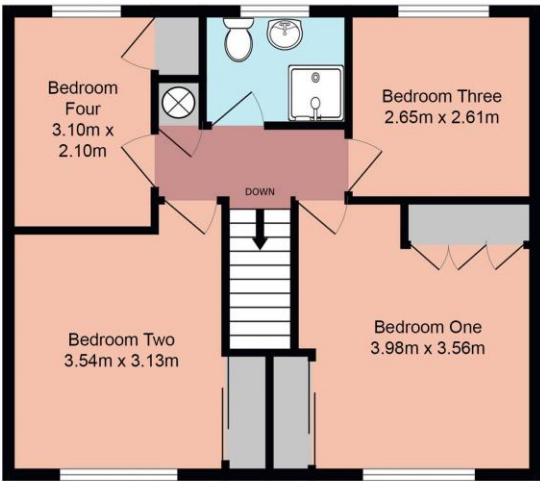
16, Woodpecker Drive, Marchwood, SO40 4XQ  
Offers in the region of £425,000

**brantons**

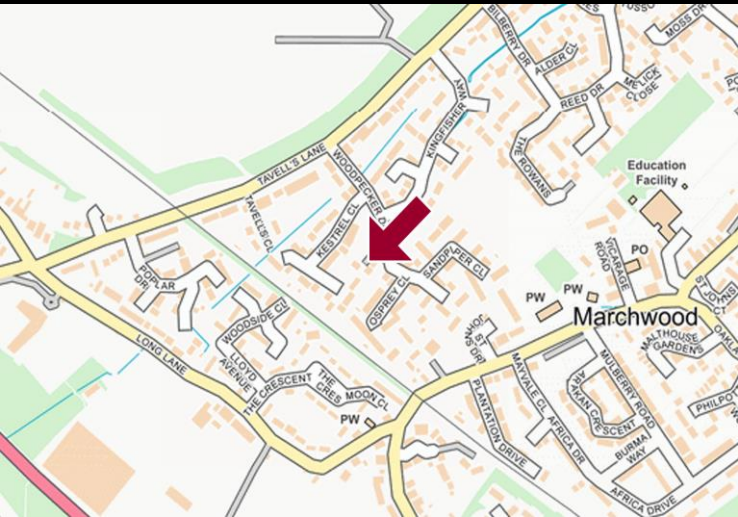




Ground Floor  
73.4 sq.m. approx.



1st Floor  
51.7 sq.m. approx.



Accommodation	
Lounge-Diner	22' 0" x 13' 10" (6.71m x 4.21m)
Kitchen	18' 8" x 11' 4" (5.70m x 3.46m)
Conservatory	9' 5" x 8' 9" (2.87m x 2.67m)
Downstairs W.C	2' 10" x 7' 0" (0.87m x 2.13m)
Bedroom One	13' 1" x 11' 8" (3.98m x 3.56m)
Bedroom Two	11' 7" x 10' 3" (3.54m x 3.13m)
Bedroom Three	8' 8" x 8' 7" (2.65m x 2.61m)
Bedroom Four	10' 2" x 6' 11" (3.10m x 2.10m)
Bathroom	5' 5" x 7' 0" (1.65m x 2.13m)
Garage	18' 2" x 8' 2" (5.53m x 2.49m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this link-detached family home situated in a quiet cul-de-sac setting within the residential area of Marchwood. The ground floor accommodation comprises of a spacious lounge-diner, kitchen-breakfast room, UPVC conservatory and from the hallway a W.C. Upstairs there are four bedrooms with bedrooms one and two being particularly generous sizes and from the landing is a shower room.

Additional benefits of the property include driveway parking leading to a garage and an enclosed rear garden that benefits from a good degree of privacy. No forward chain is offered and because of the location and accommodation on offer, early viewing will be necessary.

Features	
***No Forward Chain Offered***	Conservatory
Link-Detached Family Home	Downstairs W.C
Four Bedrooms	Family Bathroom
Spacious Lounge-Diner	Driveway Parking & Garage
Kitchen-Breakfast Room	Private Enclosed Rear Garden

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

Distances	
Motorway: 4.0 miles	
Southampton Airport: 11.4 miles	
Southampton City Centre: 7.3 miles	
New Forest Park Boundary: 1.2 miles	
Train Stations	Ashurst: 5.1 miles
	Totton: 3.5 miles

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 third left onto Woodpecker Drive.

Energy Performance

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

Energy rating

Totton  
SOUTHAMPTON

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 a rented private residential building, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standards for rented properties](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).

Energy efficiency rating for this property

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

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate



