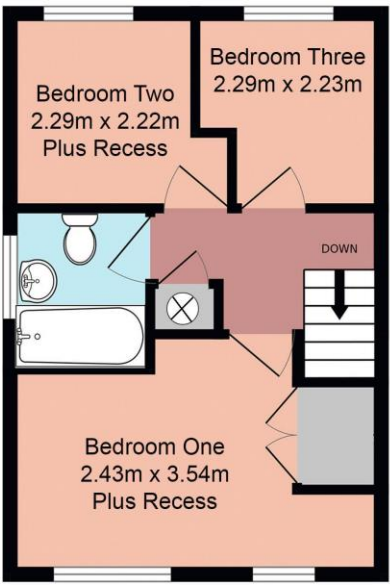
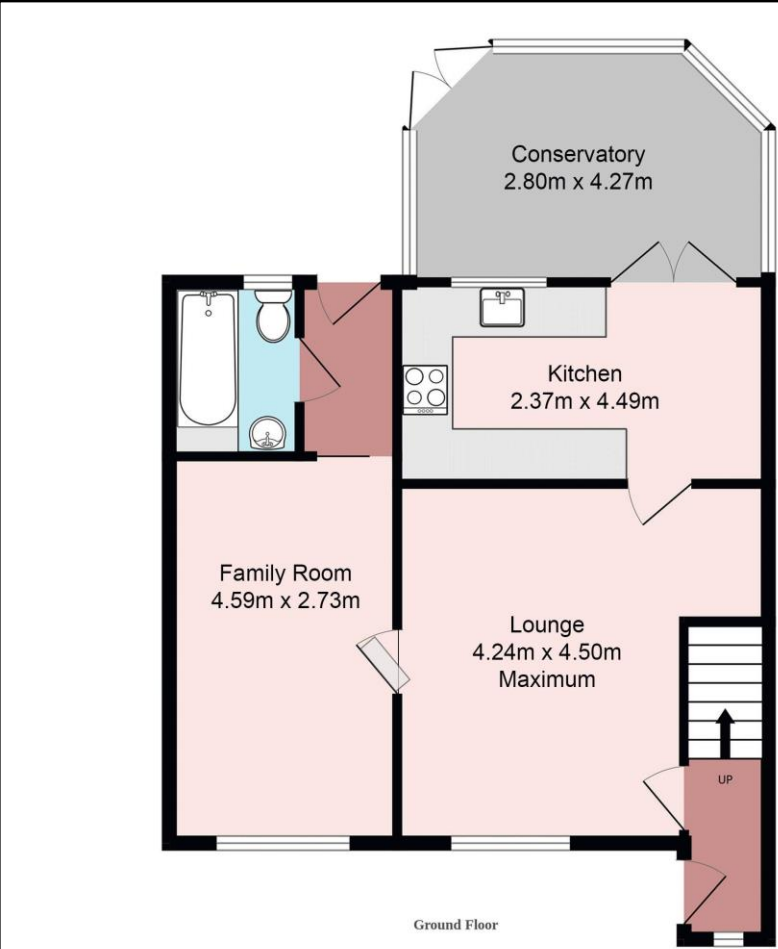




31, Larkspur Drive, Marchwood, SO40 4JX  
Offers in Excess of £365,000

**brantons**





Accommodation	
Lounge	13' 11" x 14' 9" (4.24m x 4.50m) Maximum
Family Room	15' 1" x 8' 11" (4.59m x 2.73m)
Kitchen	7' 9" x 14' 9" (2.37m x 4.49m)
Conservatory	9' 2" x 14' 0" (2.80m x 4.27m)
Downstairs Bathroom	6' 7" x 4' 11" (2.00m x 1.51m)
Bedroom One	8' 0" x 11' 7" (2.43m x 3.54m) Plus Recess
Bedroom Two	7' 6" x 7' 3" (2.29m x 2.22m) Plus Recess
Bedroom Three	7' 6" x 7' 4" (2.29m x 2.23m) Maximum
First Floor Bathroom	6' 3" x 5' 7" (1.91m x 1.70m)

**Property**

Brantons Independent Estate Agents are delighted to offer for sale this modern semi-detached home set in a tucked away position within a quiet cul-de-sac in the highly regarded village of Marchwood. The ground floor layout consists of a spacious lounge that leads into a further reception/family room via a cleverly hidden bookcase door and to the rear of the family room there is a bathroom and external door. There is also a kitchen, and sizable conservatory with French doors to the garden. The first floor accommodation consists of three bedrooms with the master being a particularly generous size and also benefiting from the use of a built in wardrobe, and there is a bathroom accessed via the landing. To the front of the property is driveway parking for at least two vehicles. At the rear is the garden which is largely laid to lawn with patio and decked seating areas. The garden enjoys a private and pleasant, leafy outlook and with this, a great sense of privacy and seclusion. Brantons advise that an early viewing will be essential to avoid any later disappointment.

Features	
▪ Modern Semi Detached Family Home	▪ Conservatory with French Doors to Rear
▪ Three Bedrooms	▪ Ground Floor & First Floor Bathrooms
▪ Spacious Lounge	▪ Driveway Parking for at Least Two Vehicles
▪ Further Reception Room / Ground Floor Bedroom	▪ Private Rear Garden with Patio Seating Area & Lawn
▪ Modern Kitchen-Diner	▪ Quiet Cul-de-sac Within Highly Regarded Village

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

Distances	
Motorway: 4.9 miles	
Southampton Airport: 12.2 miles	
Southampton City Centre: 8.2 miles	
New Forest Park Boundary: 0.5 miles	
Train Stations	Ashurst: 4.4 miles
	Totton: 4.3 miles

**Directions**

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for approximately 3.5 miles and turn left into Twiggs Lane. Turn right onto Hythe Road. Turn left into Larkspur Drive.

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

### Energy performance certificate (EPC)

Totton  
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 minimum energy efficiency standard \(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-\(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-(meps))).

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>



