



12, Kestrel Close, Marchwood, SO40 4XL
£495,000

brantons

Features

- Link Detached Family Home
- Four Bedrooms with En-suite to Master
- Spacious Lounge-Diner
- Modern Kitchen Breakfast-Room
- Sizable UPVC Conservatory
- Downstairs W.C
- Family Bathroom
- Driveway Parking Leading to Tandem Length Garage
- Private Rear Garden with Patio Seating Areas & Lawn
- Quiet Cul-de-sac within Popular Residential Village Location



Property

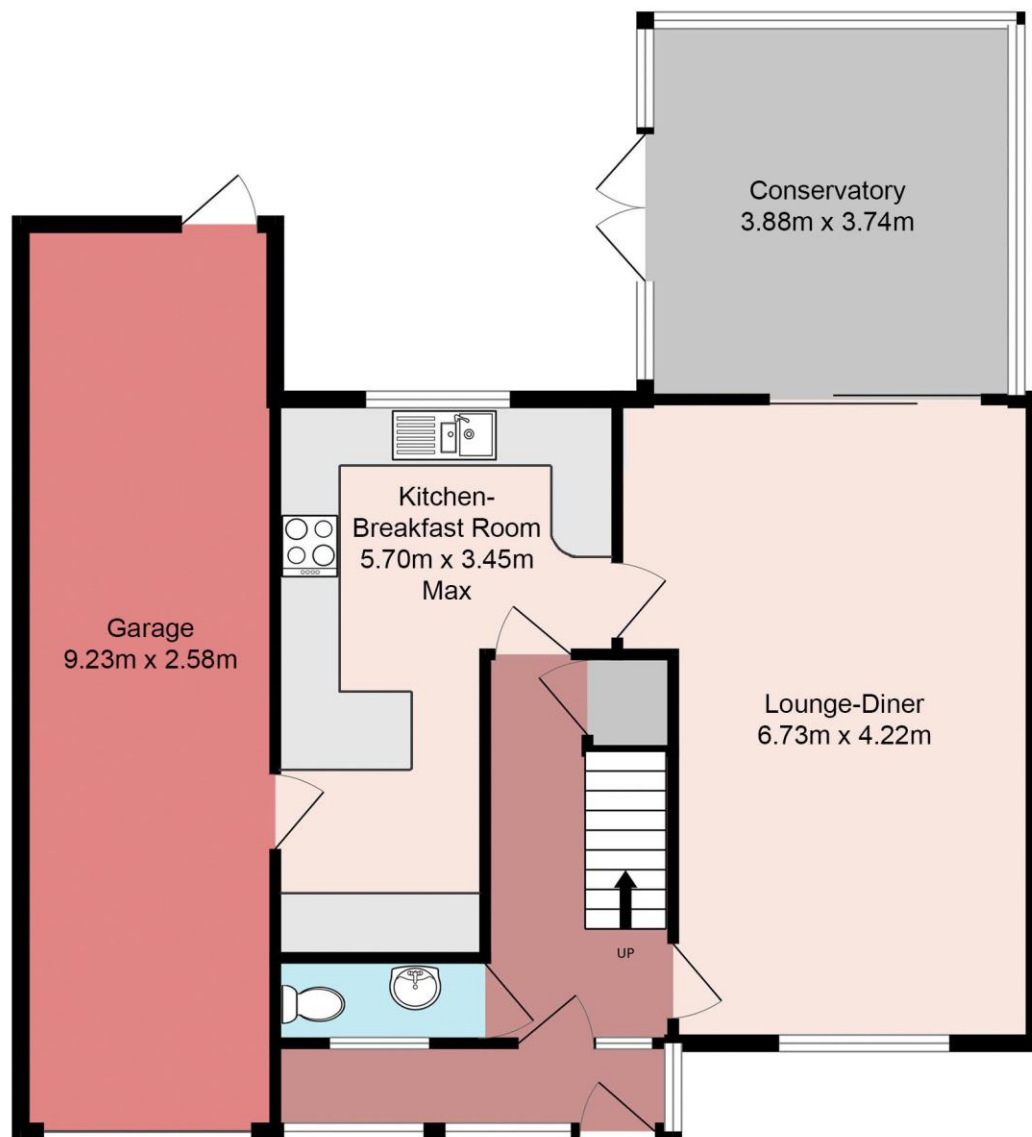
Brantons Independent Estate Agents are pleased to offer for sale this link-detached family home situated in a quiet cul-de-sac setting within the residential area of Marchwood. The ground floor accommodation comprises of an entrance porch, hall, spacious lounge-diner, modern kitchen-breakfast room, sizable UPVC conservatory, and from the hallway there is a W.C. Upstairs there are four bedrooms with the master benefiting from the use of built in wardrobes, and a luxury en-suite shower room. From the landing there is a family bathroom. Additional benefits of the property include driveway parking leading to a tandem length garage and an enclosed rear garden that is laid to lawn with patio seating areas. Due to the location and accommodation on offer, Brantons advise that an early viewing will be necessary.



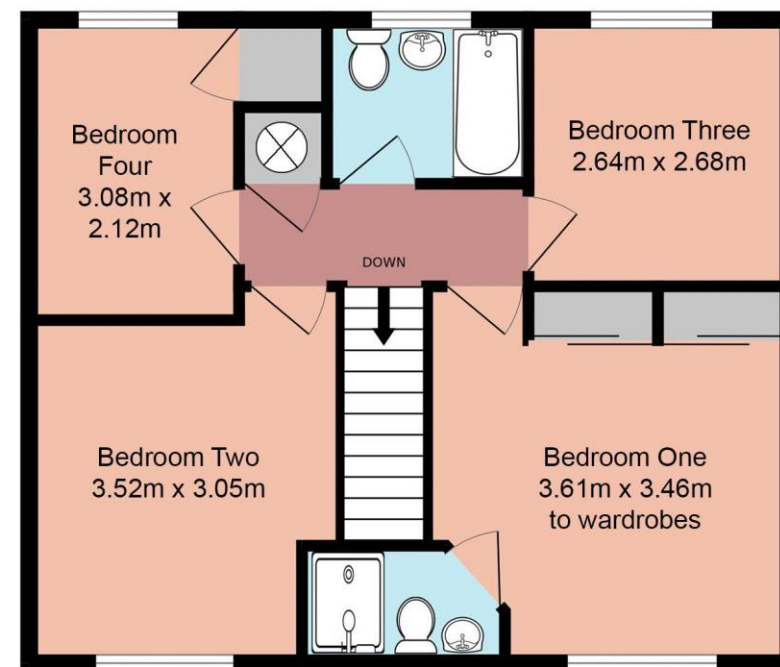
Area

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
92.4 sq.m. approx.



1st Floor
50.4 sq.m. approx.

Accommodation

Lounge-Diner 22' 1" x 13' 10" (6.73m x 4.22m)

Kitchen-Breakfast Room 18' 8" x 11' 4" (5.70m x 3.45m) Max

Hall 13' 0" x 6' 2" (3.97m x 1.87m)

Porch 2' 11" x 13' 2" (0.89m x 4.01m)

Downstairs W.C 6' 11" x 2' 10" (2.12m x 0.86m)

Conservatory 12' 9" x 12' 3" (3.88m x 3.74m)

Garage 30' 3" x 8' 6" (9.23m x 2.58m)

Bedroom One 11' 10" x 11' 4" (3.61m x 3.46m)

Bedroom Two 11' 7" x 10' 0" (3.52m x 3.05m)

Bedroom Three 8' 8" x 8' 10" (2.64m x 2.68m)

Bedroom Four 10' 1" x 6' 11" (3.08m x 2.12m)

Bathroom 5' 5" x 6' 9" (1.66m x 2.05m)

En-suite 3' 11" x 6' 7" (1.19m x 2.00m)





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 and then turn right again into Kestrel Close.

Distances

Motorway: 4.0 miles

Southampton Airport: 11.3 miles

Southampton City Centre: 7.3 miles

New Forest Park Boundary: 1.2 miles

Train Stations

Ashurst: 5.0 miles

Totton: 2.8 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

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 regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-\(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(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>

EPC PENDING

