



33, Admiralty Way, Marchwood, SO40 4AG
£650,000

brantons

Features

- Stunning & Refurbished Detached Family Home
- Four Double Bedrooms
- Open-Plan Lounge With Bi-Fold Doors, Underfloor Heating & A/C
- Dining Area With Recessed Seating Area/ Reading Nook
- Luxury Kitchen With Central Preparation Island & Bi-Fold Doors
- Further Reception Room / Snug
- Study & Downstairs W.C
- En-suite Shower Room & Contemporary Family Bathroom
- Garage & Additional Storage Plus Ample Off Road Parking for Several Vehicles
- Sizable Partially Walled Rear Garden Backing on to Fields & Incorporating a Large Timber Cabin



Property

Brantons Independent Estate Agent are proud to present for sale this stunning link-detached family home situated in a desirable waterfront development within Marchwood. The impressive ground floor layout begins with an entrance hall that in turn leads to; an impressive open plan living space with lounge with air conditioning unit and bi-fold doors. There is an open plan dining area with reading nook, and this fantastic living space enjoys the luxury of underfloor heating. There is a modern kitchen with central preparation island, built in appliances, and further set of bi-fold patio doors. From the hall is also access into a study, further reception room, W.C, and large storage cupboard. There is a turning staircase to the first floor which consists of four bedrooms with the master being a particularly impressive size and benefiting from a large built in wardrobe, and en-suite shower room. From the landing is a contemporary family bathroom with freestanding bath. The front of the property provides driveway parking for several vehicles with the addition of an area of hard standing. There are two garage doors accompanying either side of the property - one is a sizable garage with access straight through to the rear of the property, and the other is partitioned and offers extra storage space. At the rear of the property is a beautifully landscaped 'lifestyle' garden which is largely laid to lawn with patio seating area. The garden incorporates a large cabin/ summer house, barbeque/ entertainment area, and a feature aged wall to the rear boundary which backs on to a field.

The current owners have embarked on a programme of refurbishments and improvements and in our opinion this property is presented to the highest standard of decorative order thus allowing any potential purchaser the ability to move straight in. Rarely do properties of this nature stay on the market for long and Brantons expect this to be no exception. As a result of this, and to fully appreciate the location and outstanding internal living this property has to offer, an early viewing comes highly recommended. AGENTS NOTES: There are income generating solar panels on the roof of the property that are owned outright and are included within the sale.

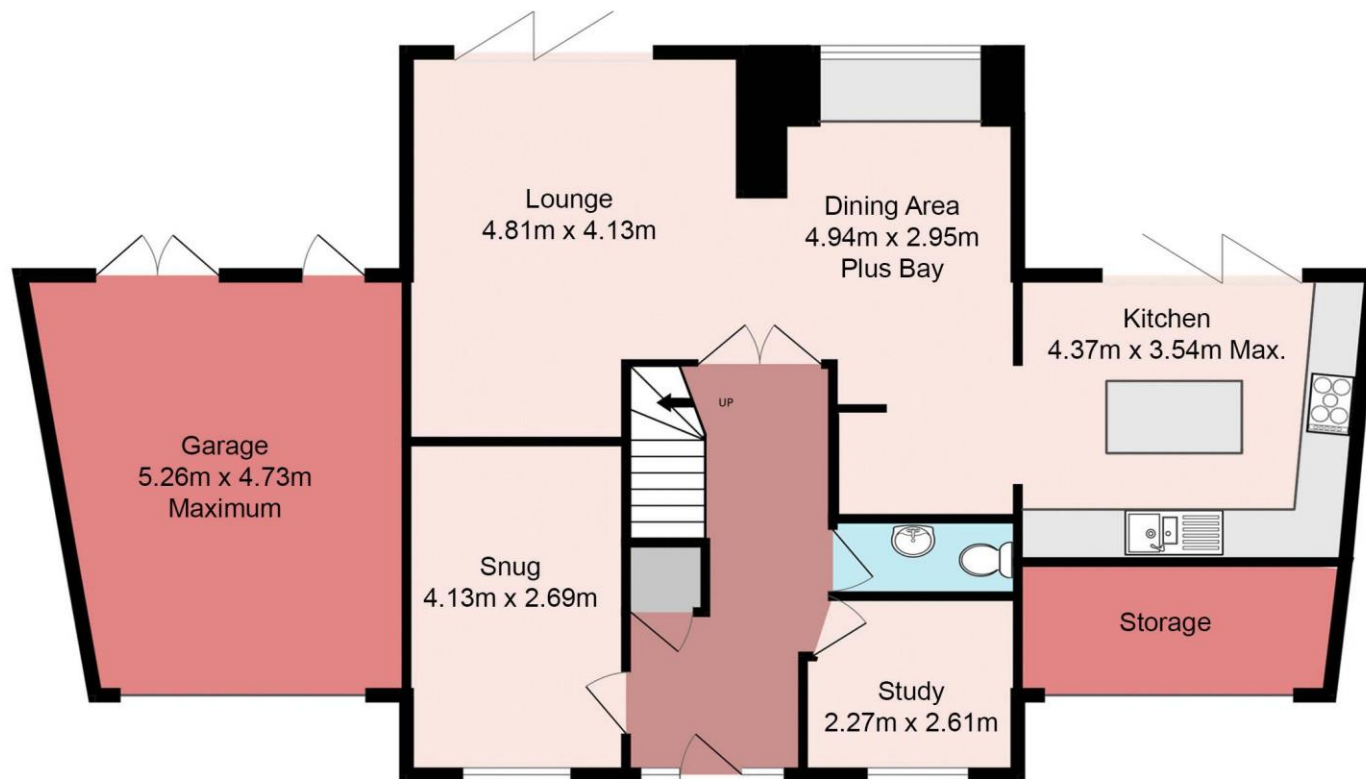


Area

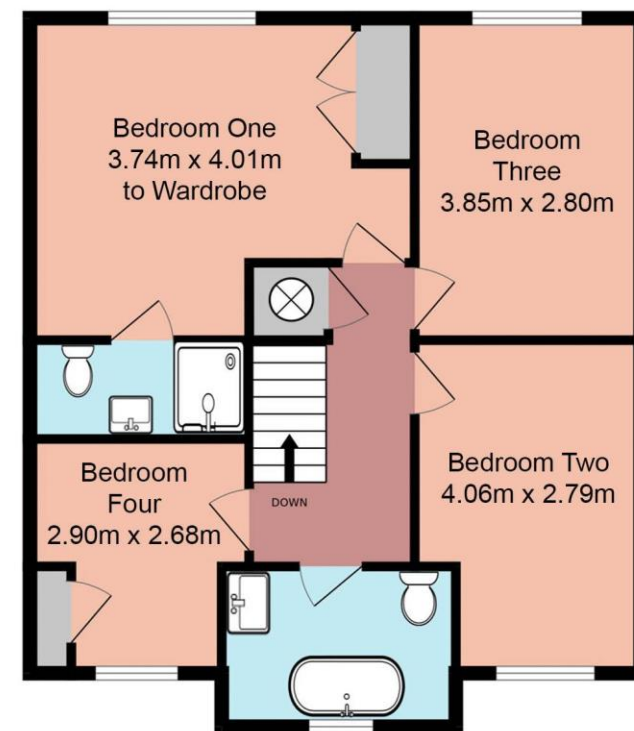
Marchwood is a village situated on the Eastern edge of the New Forest National Park. The village lies between the towns of Totton and Hythe on the Western shore of Southampton Water. The community expanded rapidly during the 1980s with the development of many new homes.

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 doctors surgery. The larger commercial centre of Southampton is approximately 7 miles away via the





Ground Floor
108.6 sq.m. approx.



1st Floor
62.5 sq.m. approx.

Accommodation

Lounge 15' 9" x 13' 7" (4.81m x 4.13m)

Dining Area 9' 8" x 16' 2" (2.95m x 4.94m) Plus Bay

Kitchen 14' 4" x 11' 7" (4.37m x 3.54m)

Study 7' 5" x 8' 7" (2.27m x 2.61m)

Snug 13' 7" x 8' 10" (4.13m x 2.69m)

Downstairs W.C 3' 2" x 7' 5" (0.96m x 2.27m)

Bedroom One 12' 3" x 13' 2" (3.74m x 4.01m) to Wardrobes

En-suite 3' 10" x 8' 10" (1.16m x 2.69m)

Bedroom Two 13' 4" x 9' 2" (4.06m x 2.79m)

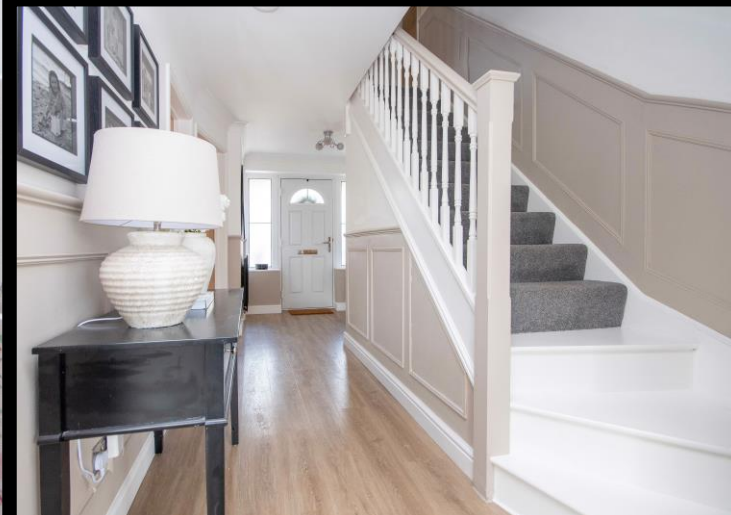
Bedroom Three 12' 8" x 9' 2" (3.85m x 2.80m)

Bedroom Four 9' 6" x 8' 10" (2.90m x 2.68m)

Bathroom 6' 5" x 9' 6" (1.96m x 2.89m)

Garage 17' 3" x 15' 6" (5.26m x 4.73m) Maximum

Cabin 11' 7" x 15' 2" (3.52m x 4.62m)





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 on to Eling Lane. Take the second right onto Rose Road. Take the second right onto Bartram Road. Join the A35 and at the roundabout take the left turn onto the A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the first exit onto Normandy Way. Take the first left onto Admiralty Way. At the roundabout, continue straight on to Quayside Walk. Turn left into the cul-de-sac.

Distances

Motorway: 3.9 miles
Southampton Airport: 11.3 miles
Southampton City Centre: 7.3 miles
New Forest Park Boundary: 2.0 miles
Train Stations
 Ashurst: 4.9 miles
 Totton: 2.8 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)

33 Admiralty Way
 Marchwood
 SOUTHAMPTON
 SO40 4AG

Energy rating
C

Valid until: 1 February 2033
 Certificate number: 2163-0261-4143-1899-2035

Property type: Semi-detached house
 Total floor area: 141 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.

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

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.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

