

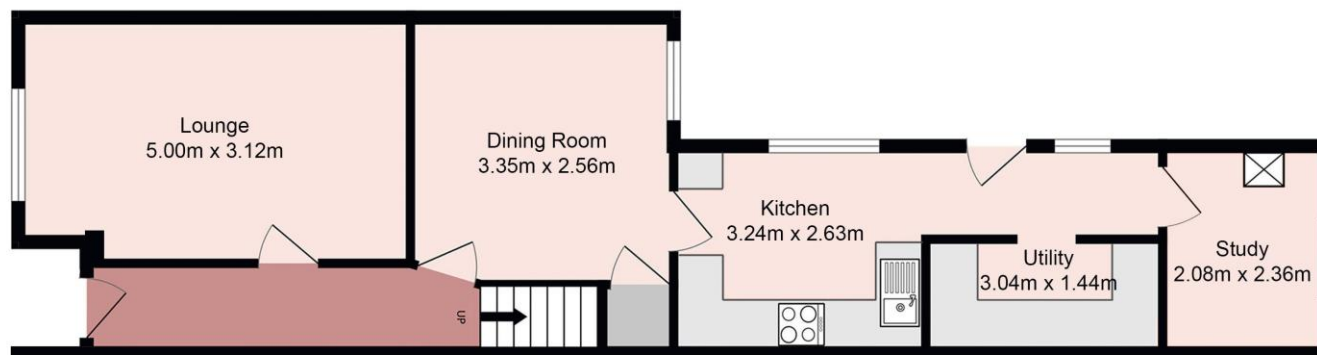


Bijou, Main Road, Marchwood, SO40 4UZ
£325,000

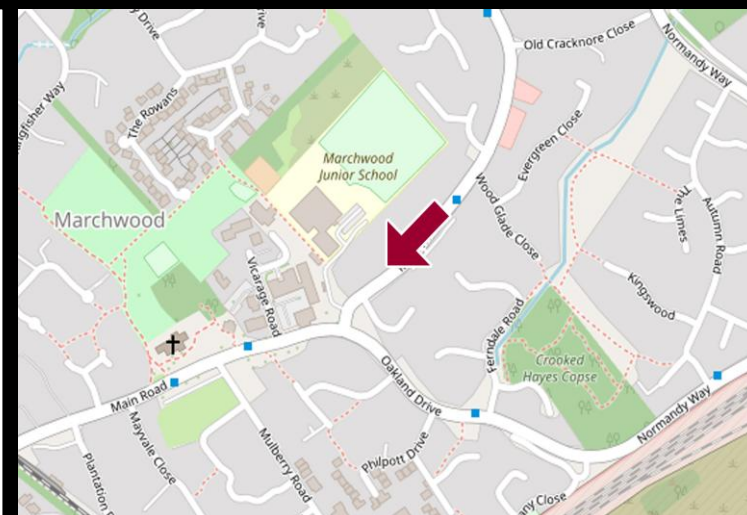
brantons



1st Floor
36.9 sq.m. approx.



Ground Floor
56.5 sq.m. approx.



Accommodation	
Lounge	16' 5" x 10' 3" (5.00m x 3.12m)
Dining Room	11' 1" x 11' 0" (3.37m x 3.35m)
Kitchen	10' 8" x 8' 8" (3.24m x 2.63m)
Utility Room	10' 0" x 4' 9" (3.04m x 1.44m)
Study	6' 10" x 7' 9" (2.08m x 2.36m)
Bedroom One	10' 11" x 11' 7" (3.32m x 3.53m) to wardrobes
Bedroom Two	11' 0" x 8' 5" (3.35m x 2.56m)
Bathroom	10' 5" x 8' 7" (3.17m x 2.62m) into shower

Property
Situated within the highly regarded village of Marchwood, Bijou is a charming and deceptively spacious home offering well-balanced accommodation, ideal for a range of buyers including couples, small families, or those seeking a flexible work-from-home layout. The ground floor is arranged to provide comfortable and versatile living. A welcoming hallway leads to a generous lounge, perfect for relaxing and entertaining, which flows through to a separate dining room. The well-proportioned kitchen sits to the rear with access to a useful utility room and an additional study, ideal for home working, or as a dedicated hobby room. Upstairs, the first floor offers two double bedrooms, with the master bedroom benefitting from fitted wardrobes. From the landing there is a modern four piece family bathroom. Externally, the property benefits from off-road parking for several vehicles (subject to a £99 per annum access charge, payable to the local authority). There is a private rear garden which is mainly laid to lawn with patio seating area. Positioned close to local shops, schools, transport links and the edge of the New Forest, Bijou combines village charm with everyday convenience, making it a superb opportunity for those seeking a well-located and adaptable home. Viewing is highly recommended to fully appreciate the space and setting on offer.

Features	
▪ Charming Semi-Detached Home	▪ Dedicated Study
▪ Two Double Bedrooms	▪ Four Piece Family Bathroom
▪ Spacious Lounge	▪ Large Rear Garden
▪ Dining Room	▪ Ample Parking at Rear
▪ Modern Kitchen with Utility	▪ Situated within Close Level Walking Distance to Amenities

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

Distances	
Motorway: 4.0 miles	
Southampton Airport: 11.7 miles	
Southampton City Centre: 7.3 miles	
New Forest Park Boundary: 0.9 miles	
Train Stations	Ashurst: 5.1 miles
	Totton: 3.4 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. Continue onto Main Road.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div><div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div><div><div>Valid until</div><div>Certificate number</div></div></div></div></div> <div>Property type</div> <div>Total floor area</div> <div>Rules on letting this property</div> <div>Properties can be rented if they have an energy rating from A to E.</div> <div>If the property is rented for long-term use, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standards (EPC ratings).</div> <div>Energy efficiency rating for this property</div> <div>See how to improve this property's energy performance.</div> <div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div>

