



Perc Lyn, Pooks Green, Marchwood, SO40 4WP  
£975,000

**brantons**

## Features

- Impressive Extended & Improved Detached Bungalow
- Four/Five Double Bedrooms Arranged Over Two Floors
- Spacious Open-Plan Living with Feature Log Burner in Heart of Home
- High Specification Kitchen-Diner with Vaulted Ceiling, Central Island, Bi Fold Doors & Integral Appliances
- Useful Study with Ample Storage, plus Utility Room
- Stunning Downstairs Family Shower Room & Adjoining Additional W.C
- First Floor Modern Bathroom
- Ample Driveway Parking for Several Vehicles
- Beautifully Landscaped Rear Garden Incorporating Large Workshop/ Garage
- Highly Sought After Residential Area



## Property

Brantons Independent Estate Agents are delighted to present for sale this immaculately presented detached chalet bungalow, offering exceptionally spacious and versatile accommodation arranged over two floors. The current owners have embarked on an extensive programme of refurbishment and improvements throughout, resulting in a home finished to an outstanding standard of decorative order, ready for its next owners to move straight in and enjoy. The ground floor accommodation begins with an entrance hall leading through to a particularly generous lounge/ living area measuring over 31ft in length, providing an excellent space for both relaxing and entertaining, with a feature fireplace creating an attractive focal point. To the rear aspect there is a high specification kitchen with bi-fold doors, vaulted ceiling with eight Velux style windows, central island/breakfast bar, and quality Miele integrated appliances. There is a separate utility room providing additional practicality. The ground floor further benefits from a well-proportioned bedroom with vaulted ceiling, timber beams and skylight, a separate study ideal for home working, a reception room which could alternatively be utilised as a fifth bedroom, and a further bedroom, together with a luxury shower room that facilitates serving this level. The first floor provides two exceptionally spacious double bedrooms, both enjoying excellent proportions, and access to an adjoining bathroom, creating a particularly appealing arrangement. This flexible layout makes the property ideally suited to growing families, multi-generational living or buyers seeking adaptable accommodation with the potential to accommodate visiting guests. Externally, the property continues to impress, with plenty of driveway parking to the front providing space for several vehicles. The beautifully landscaped rear garden is a particular highlight, approaching 200ft in length and offering a wonderful balance of lawn, an expansive patio seating area ideal for outdoor dining and entertaining, and a feature timber pergola which adds character and creates an attractive focal point.

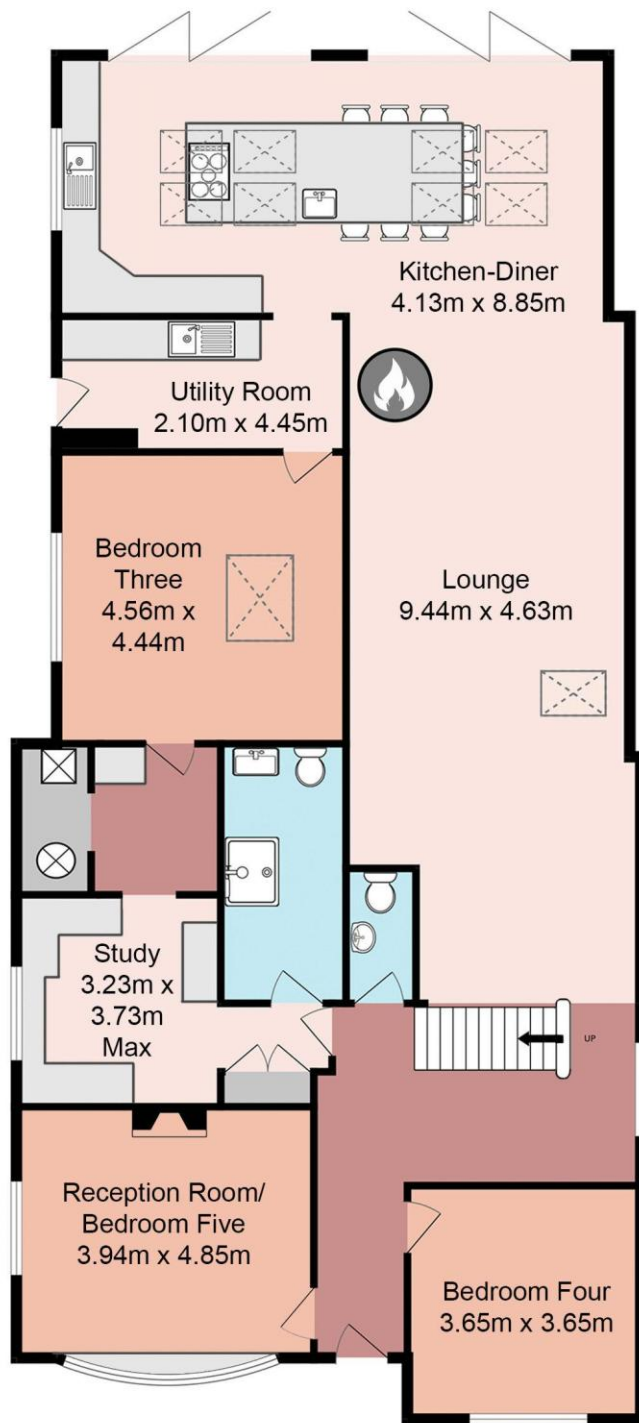
A further significant benefit is the substantial garage/workshop, measuring approximately 6.86m x 5.36m, providing excellent space for storage, hobbies, workshop use or those requiring additional practical accommodation. Combining generous and versatile living space, an exceptional garden, ample parking and a high standard of presentation throughout, this impressive detached chalet bungalow represents an excellent opportunity for families and discerning buyers alike. An early viewing is strongly recommended to fully appreciate the space, quality and lifestyle this wonderful home has to offer.



## 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



1st Floor

## Accommodation

**Lounge** 31' 0" x 15' 2" (9.44m x 4.63m)

**Kitchen-Diner** 13' 7" x 29' 0" (4.13m x 8.85m)

**Utility Room** 6' 11" x 14' 7" (2.10m x 4.45m)

**Reception Room/ Bedroom Five** 12' 11" x 15' 11" (3.94m x 4.85m)

**Bedroom Three** 15' 0" x 14' 7" (4.56m x 4.44m)

**Bedroom Four** 12' 0" x 12' 0" (3.65m x 3.65m)

**Bathroom** 13' 4" x 6' 3" (4.07m x 1.91m)

**Downstairs W.C** 6' 11" x 3' 4" (2.12m x 1.02m)

**Bedroom One** 20' 6" x 14' 1" (6.26m x 4.30m)

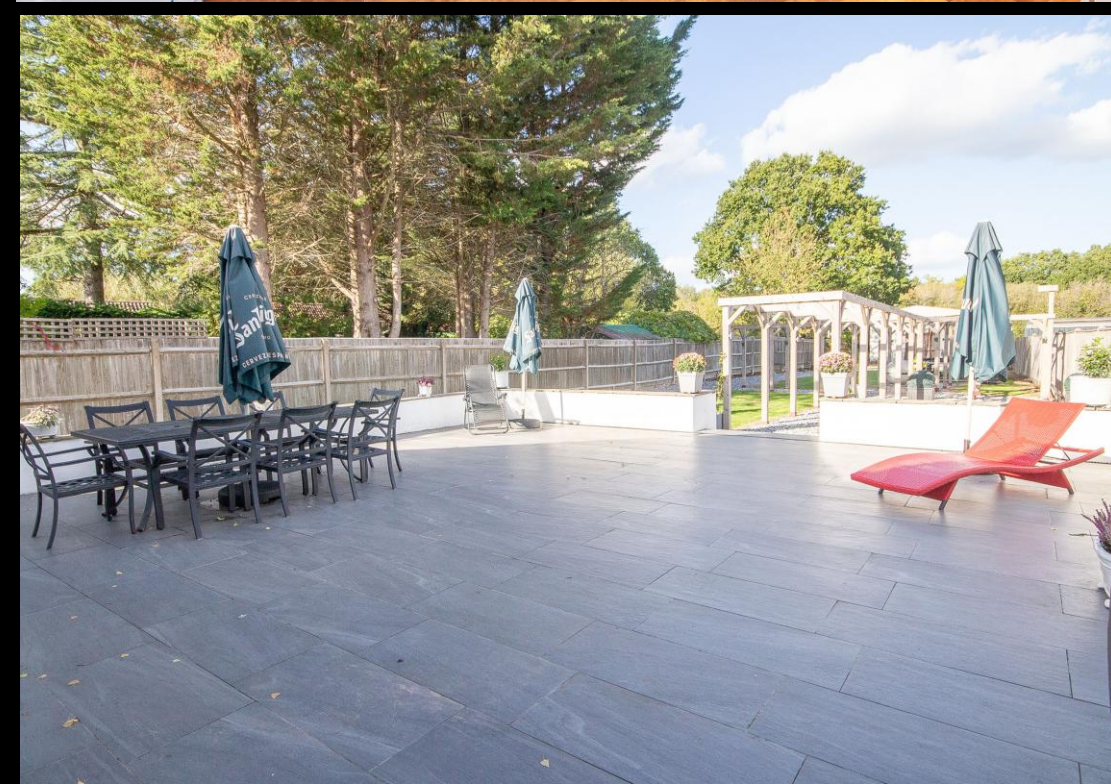
**Bedroom Two** 11' 10" x 18' 8" (3.60m x 5.70m)

**Dressing Area** 7' 3" x 9' 2" (2.22m x 2.79m)

**Bathroom** 7' 3" x 9' 0" (2.22m x 2.75m)

**Workshop/ Garage** 22' 6" x 17' 7" (6.86m x 5.36m)





## Directions

From our office head south on Salisbury Road/A36. At the round-a-bout take the 3rd exit on to Ringwood Road /A336. At the round-a-bout 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 2nd right into Rose Road. Take 2nd right into Bartram Road. Join the A35 and at the round-about take the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. Take the 1st right hand turn into Trotts Lane and continue for approximately 1 mile. At the fork in the road take the left turn into Pooks Green and you will find the property on the left hand side just before the cross roads.

## Distances

Motorway: 3.7 miles

Southampton Airport: 10.8 miles

Southampton City Centre: 6.8 miles

New Forest Park Boundary: 0.2 miles

Train Stations

Ashurst: 3.6 miles

Totton: 3.2 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)

Perc Lyn  
Pooks Green  
Marchwood  
SOUTHAMPTON  
SO40 4WP

Energy rating  
**C**

Valid until: 13 October 2036

Certificate number: 9446-3967-3200-1406-4200

Property type

Detached bungalow

Total floor area

252 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             | 75 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Plot Length  
306ft (approx)  
Area (approx)  
0.28 acre

