







Twinoaks Tavells Lane | £850,000

Marchwood, Southampton, Hampshire, SO40 4WH

Henshaw Fox









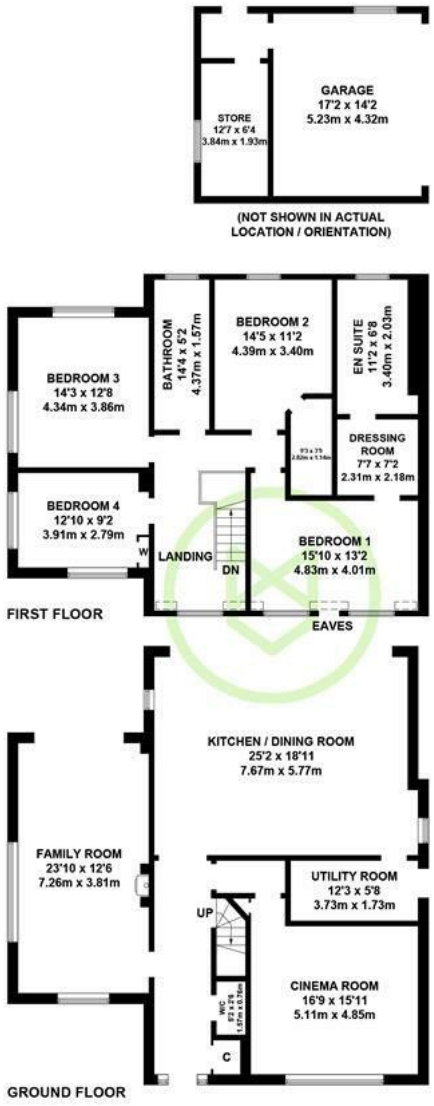




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Marchwood, Southampton, Hampshire, SO40 4WH

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1292 SQ FT / 120.0 SQ M
FIRST FLOOR = 1088 SQ FT / 101.1 SQ M
OUTBUILDING = 365 SQ FT / 33.9 SQ M
TOTAL = 2745 SQ FT / 255.0 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1106108)

Summary

This stunning family residence has undergone an extensive programme of works by the current owner creating a contemporary and impressive arrangement of accommodation, finished to a high specification throughout. The four generous double bedrooms include the principal suite complete with walk in dressing room and luxury en-suite bathroom. A second en-suite shower room and family bathroom serve the remaining bedrooms. The ground floor features a 'live in' kitchen and family room with ample space for dining, overlooking the landscaped garden and patio area. The stylish kitchen comes with a range of integrated appliances, quartz worksurfaces with peninsula and breakfast bar. A separate family room with log burning stove enjoys a triple aspect as well as a cinema room. Electric double gates access the block paved driveway providing extensive parking extending to the detached double garage, currently configured as two separate rooms. The landscaped gardens and raised patio area offer the ideal position for entertaining. No onward chain.

Features

- An impressive detached family home
- Extended and modernised by the current owner to a high specification
- Four generous double bedrooms
- Stunning en-suite bathroom and dressing room to bedroom one
- Luxury second en-suite and family bathroom
- Open plan 'live-in' kitchen and reception area with bi-fold doors to the garden
- Separate triple aspect family room and cinema room
- Gated driveway providing extensive parking
- Detached double garage, currently utilised as two rooms
- Landscaped gardens with raised patio area

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
The part glazed composite front door opens into the impressive entrance hall fitted with quality marble effect ceramic flooring with under floor heating which extends throughout the ground floor. To the right are two useful cloaks cupboards and a cloakroom with WC , floating wash basin and drawer unit. The entrance hall extends into the open plan and extended 'live-in' kitchen and dining area overlooking the landscaped rear garden via bi-folding doors with inset blinds. The stylish kitchen offers an extensive range of two tone wall and base units with quartz worksurfaces and peninsula with breakfast bar. Integrated appliances include two pyrolytic ovens, induction hob with extractor hood over, dishwasher, wine cooler and Quooker boiling water tap. The adjoining utility room provides additional storage space with plumbing for white goods, butlers sink and side access to the garden. A generous triple aspect family room features a log burning stove with display and TV recess with French doors to the patio area. The cinema room features vertical radiators and wiring in place for a wall mounted tv.

First Floor
The glass and oak staircase ascends to the galleried first floor landing with access to the loft space via a hatch and pull down ladder. The principal bedroom boasts a walk in dressing room through to the stunning en-suite bathroom with walk in rain fall shower, freestanding bath, contemporary wash basin, wc, heated towel rail and mirror. The three remaining bedrooms are all double rooms with a luxury en-suite shower to bedroom two. The family bathroom features a walk in double shower, separate bath, wc , wash basin and heated towel rail.

Parking
The gated and block paved driveway provides extensive parking extending to the left hand side of the house to the detached double garage

Outside
The landscaped frontage features sculpted gravel borders punctuated with a variety of small shrubs and plants. The private rear garden has a neatly edged lawn with bark filled borders set against a back drop of mature fir trees. A large raised patio area provides the perfect outdoor space for al fresco dining or entertaining. The detached garage is fitted with a remote roller door and has been reconfigured with two internal rooms. A gated and fenced hard standing is situated to the rear of the garage.

Location
Marchwood is a popular Hampshire village situated on the fringes of the New Forest National Park and on the Western coast of Southampton Water. The A326 affords direct and fast access onto the M27 allowing a commute to London or the South coast with rail links at Totton or Southampton providing direct lines to London Waterloo. Marchwood offers many local amenities with a village centre and parade of shops, a junior school and two secondary schools nearby at Hounsdown and Applemore.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position
Buying on

Heating
Gas fired central heating - Underfloor heating to the ground floor

Infants & Junior School
Marchwood Ce Infant School & Marchwood Junior School

Secondary School
Applemore College

Council tax band
Band F - New Forest District Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm’s employments has the authority to make or give any representation or warranty in respect of the property.

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