



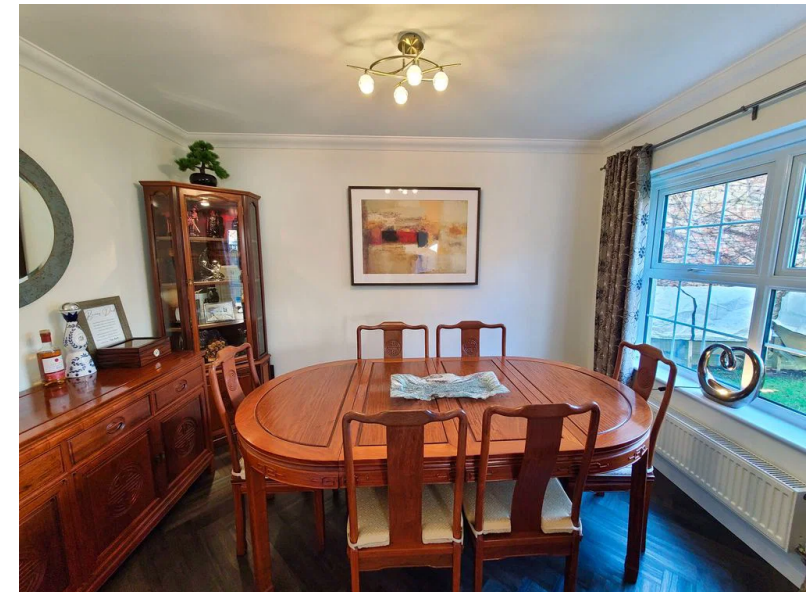
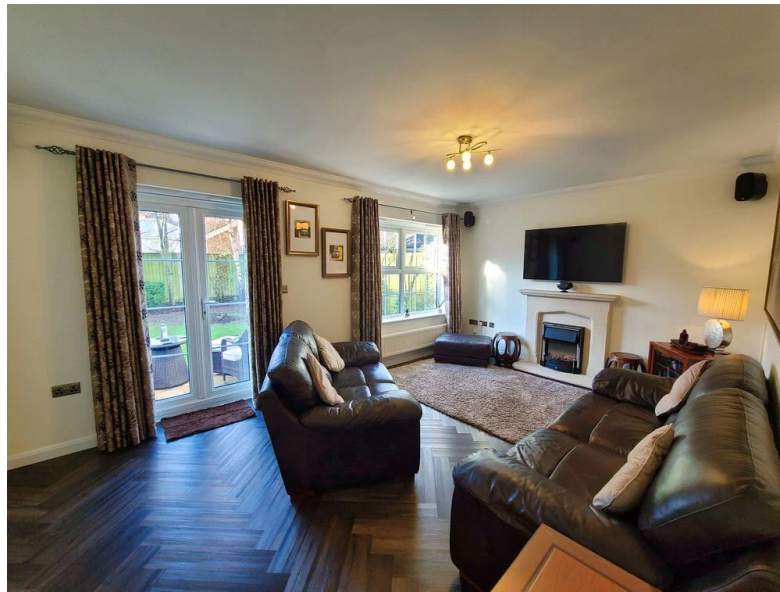
Hythe Road, Marchwood, SO40
Southampton

£540,000

Property Type: Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

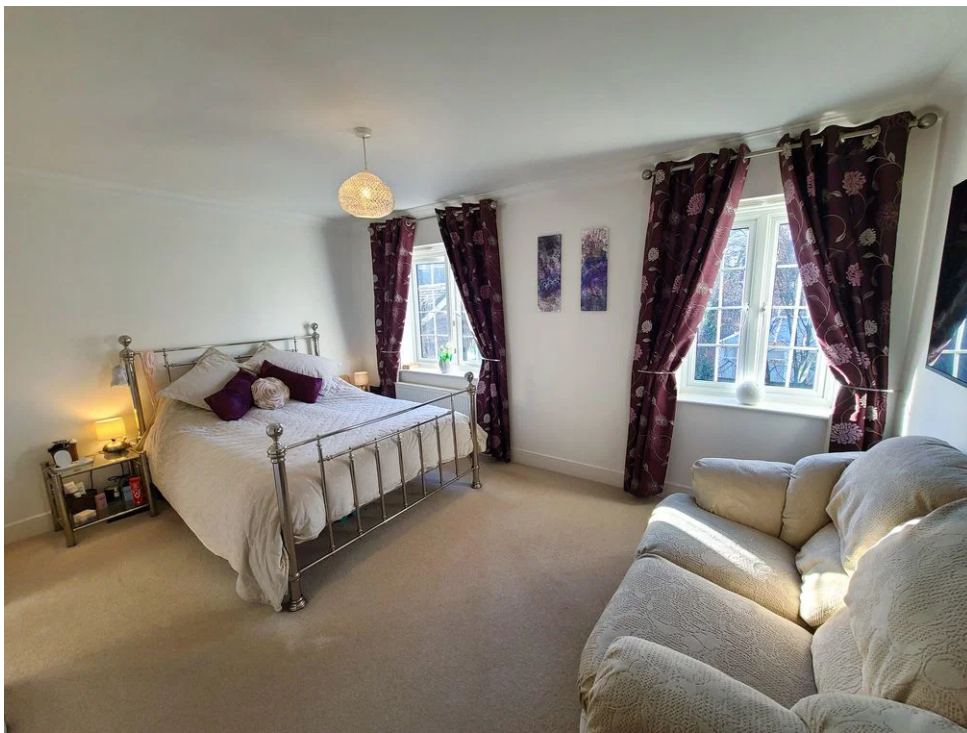
Constructed in 2005 by the respected Bellwinch Homes, Mayflower House is an immaculately presented detached family home set within a desirable non-estate position in Marchwood. The property offers generous, well-proportioned accommodation and is presented to a high standard throughout. The vendor is keen to progress, with onward plans already established, making this an attractive option for buyers looking for a proactive and well-prepared seller.



- Immaculately Presented Detached Family Home
- Constructed In 2005 By Bellwinch Homes
- Four Double Bedrooms with En-Suite To Principal Bedroom
- Stylishly Refitted Kitchen/Breakfast Room
- Separate Lounge And Dining Room
- Beautiful Herringbone LVT Flooring Throughout Ground Floor
- South-Facing Enclosed Rear Garden
- Block Paved Driveway And Integral Garage with EV Charging Point
- A Motivated and Committed Seller
- Within Walking Distance to Local Village Amenities (Excellent Pub, Post Office, Convenience Stores, Bakers)

***Location** - Marchwood is a popular village located on the edge of the New Forest National Park, offering excellent local amenities, well-regarded schools and convenient access to Hythe, Totton and Southampton. Commuters benefit from strong road links via the A326 and M27, while the surrounding woodland, coastal walks and open spaces provide superb leisure opportunities.*

*School Catchments:
Marchwood CE Infant School
Marchwood Junior School
Applemore College*



Ground Floor - The property is approached via a block paved driveway leading to a covered entrance and welcoming hallway, finished with smooth and coved ceilings, downlights and herringbone LVT flooring flowing throughout the ground floor. Stairs rise to the first floor with under-stairs storage, while doors provide access to all principal rooms.

To the front, the refitted kitchen/breakfast room features quartz work surfaces, a range of wall and base units with concealed ambient lighting and a sociable breakfast bar. Integrated appliances include a dishwasher, washing machine, tumble dryer, microwave and *Quooker* hot water tap, with space for a range cooker and American-style fridge/freezer. Windows to the front and side are fitted with wooden shutters.

The rear lounge is a well-proportioned space enjoying garden views via French doors opening onto the patio, with a Bathstone fireplace and glazed double doors through to the separate dining room.

The dining room comfortably accommodates a family dining table and enjoys a rear aspect. A refitted cloakroom with modern suite completes the ground floor.

First Floor - The landing offers loft access and two storage cupboards, including an airing cupboard housing the pressurised water tank.

The principal bedroom is a generous double room with built-in wardrobes and a modern en-suite shower room. Three further well-presented double bedrooms are served by a family bathroom fitted with a modern white suite and part-tiled walls.

Outside - To the front, the property features a lawned garden, established shrub borders, block paved driveway parking, outside lighting, EV charging point and access to the integral garage.

The south-facing rear garden is enclosed and designed for both relaxation and entertaining, laid mainly to lawn with a paved patio and raised decking. Mature planting provides a good degree of privacy, with external lighting and an outside tap.

The integral garage benefits from power and lighting, while the driveway provides off-road parking for two vehicles, with further space available within the garage.

Additional Information

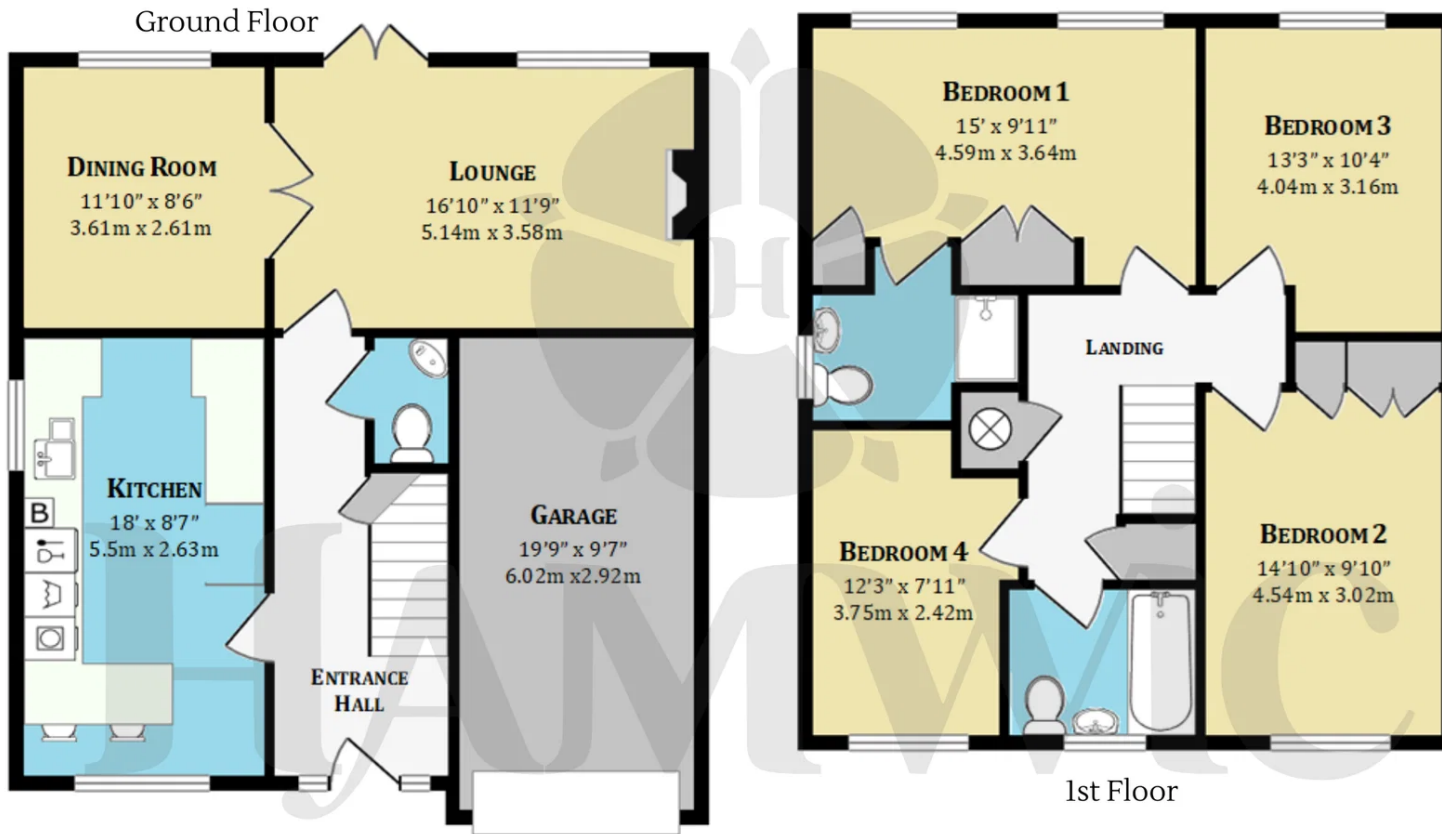
Construction: Traditional (2005)

Services: Mains water, mains electricity, gas central heating

Local Authority: New Forest District Council – Band E

Tenure: Freehold





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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