Jacaranda | £500,000

Bolhinton Avenue, Marchwood, Hampshire, SO40 4WN

Henshaw Fox

Jacaranda

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1031 SQ FT / 95.8 SQ M
FIRST FLOOR = 763 SQ FT / 70.9 SQ M
TOTAL = 1794 SQ FT / 166.7 SQ M
(EXCLUDING GARAGE)
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1209467)

Summary

This characterful chalet style home is discreetly positioned of a private road on the fringes of the popular village of Marchwood, just a short distance from the New Forest National Park. Offered to the market with no onward chain the accommodation offers three double bedrooms with the principal bedroom on the first floor, as well as the impressive five piece family bathroom. The cottage style kitchen breakfast room is complemented by a dual aspect sitting room and separate dining room which offers an optional fourth bedroom. Out side, the gated driveway provides off road parking extending to a detached single garage. The established and private gardens offer a low maintenance area to relax or entertain with a decked seating area to the front and rear aspect. The property is currently utilised by the owners as a successful holiday let.

Features

- A characterful detached chalet style home
- A charming cottage feel with exposed brickwork and timber beams
- Three double bedrooms
- Optional fourth bedroom or formal dining room
- Dual aspect sitting room with log burning stove
- Cottage style kitchen breakfast room
- Currently used as a successful Holiday Let
- Gated off road parking and detached single garage
- Private low maintenance gardens
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor
A recessed solid oak front door opens into the spacious and welcoming reception hall with exposed brick work and timber beams creating a rustic and homely feel. A turning staircase with storage under ascends to a galleried landing on the first floor. The dual aspect sitting room features a red brick fire place and log burning stove as a focal point to the room with sliding patio doors to the private rear garden. The dining room adjacent could be utilised as an optional fourth bedroom. The cottage style kitchen breakfast room offers a range of pine fronted wall and base units with contrasting worksurfaces and breakfast bar. Integrated appliances include an eye level double oven, induction hob with extractor hood over, space and plumbing for a slimline dishwasher, washing machine and fridge freezer. A stable door accesses the driveway and front garden.
Two generous dual aspect double bedrooms are situated on the ground floor with glazed French doors to a decking area from bedroom two. A cloakroom with wc and wash basin completes the ground floor accommodation.

First Floor
A light and open landing serves the impressive principal bedroom which boasts a walk in wardrobe and additional eves storage cupboard. The spacious family bathroom comprises a corner jacuzzi bath with separate shower cubicle, wc, bidet and a vanity unit with mounted wash bowl.

Parking
Off road parking is available on the gated block paved driveway which extends to the detached brock built garage

Outside
The mature front and rear gardens provide an ideal low maintenance outdoor space to relax or entertain with decked seating areas to both aspects. A secure side gate accesses the private rear garden predominantly laid to lawn and bordered by a colourful range of well established bushes and shrubs.

Location
Pooks Green is a charming semi rural area of individual properties ideally situated less than 100m 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
No onward chain

Heating
Gas fired central heating

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

Secondary School
Applemore College

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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