



Poplar Drive, Marchwood, SO40  
Southampton

£525,000

Property Type: Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

*Tucked away within a quiet cul-de-sac and occupying an impressive corner plot, this extended and substantial four-bedroom detached family home offers generous, versatile accommodation throughout, alongside a detached garage, ample parking, and beautifully landscaped wrap-around gardens. Offered with vacant possession and no forward chain, this is a superb opportunity for families seeking space, comfort and a peaceful residential setting within easy reach of Southampton and the New Forest.*



- Quiet Cul-De-Sac Corner Plot Position
- Extended Four Bedroom Detached Family Home
- Offered With Vacant Possession & No Forward Chain
- Stunning 30ft Vaulted Dining / Family Room
- Modern Kitchen With Integrated Appliances
- Large Utility / Boot Room With Garden Access
- Principal Bedroom With Contemporary En-Suite
- Detached Garage & Driveway Parking
- Landscaped Wrap-Around Mature Gardens
- Sought-After Marchwood Location Near Southampton & The New Forest

*Location Information - Marchwood is a popular residential area ideally placed for commuters and families alike. The village offers local shops, schools and amenities, with excellent road links to Southampton, Totton and the Waterside. The nearby New Forest National Park provides endless outdoor leisure opportunities, making this a superb location for those seeking both convenience and lifestyle.*

*Disclaimer - These particulars are believed to be accurate but are set out as a general guide*



**Approach** - The property is approached via a driveway from Poplar Drive, leading to the detached garage positioned at the front of the plot. The front garden is mature and well established, with lawned areas, plants and shrubs extending around the side and through to the rear, giving the home a wonderfully private feel.

**Entrance Hallway** - Upon entering, the welcoming hallway features tiled flooring, a radiator, and doors leading to the cloakroom, kitchen and sitting room, with stairs rising to the first floor.

**Sitting Room** - Positioned at the front of the home, the sitting room is a cosy yet spacious area, enjoying a pleasant outlook to the front aspect, engineered laminate flooring, and a connecting door through to the impressive family extension.

**Extended Dining / Family Room** - A true centrepiece of the property, the stunning 30ft dining/family room offers a superb open and airy space for modern family living and entertaining. Featuring a high vaulted ceiling, multiple Velux windows, contemporary radiators, and sliding doors opening onto the garden, this room provides an abundance of natural light and a real “wow” factor.

**Kitchen** - The modern kitchen is fitted with attractive cream shaker-style units, wooden worktops and integrated appliances including a five-ring gas hob, oven, grill and dishwasher. With tiled flooring and a rear-facing window, it is perfectly positioned between the main living space and the utility room.

**Utility / Boot Room** - A particularly impressive feature is the large utility/boot room, offering extensive additional storage and workspace. With matching units and worktops, a butler sink, plumbing for appliances, pantry cupboard, dual aspect windows and a door providing side access to the garden, this is an incredibly practical family space.

#### **First Floor Accommodation**

The first floor offers four well-proportioned bedrooms, all with smooth ceilings, double glazed windows, carpets and radiators. Bedrooms one and two benefit from fitted double wardrobes.

The principal bedroom enjoys a modern en-suite shower room with tiled walls and flooring, heated towel rail, shower cubicle, wash basin and WC

**Family Bathroom** - The family bathroom is stylishly finished with tiled walls and flooring, an enclosed bath with mixer taps, vanity wash basin and WC.

**Gardens** - Externally, the landscaped gardens are a standout feature, wrapping around the front, side and rear of the home. With lawned sections, flower beds, mature shrubs and multiple seating areas, the outdoor space is both private and versatile, ideal for families and entertaining.

The property further benefits from a detached garage, driveway parking, and additional gravelled space to the side.

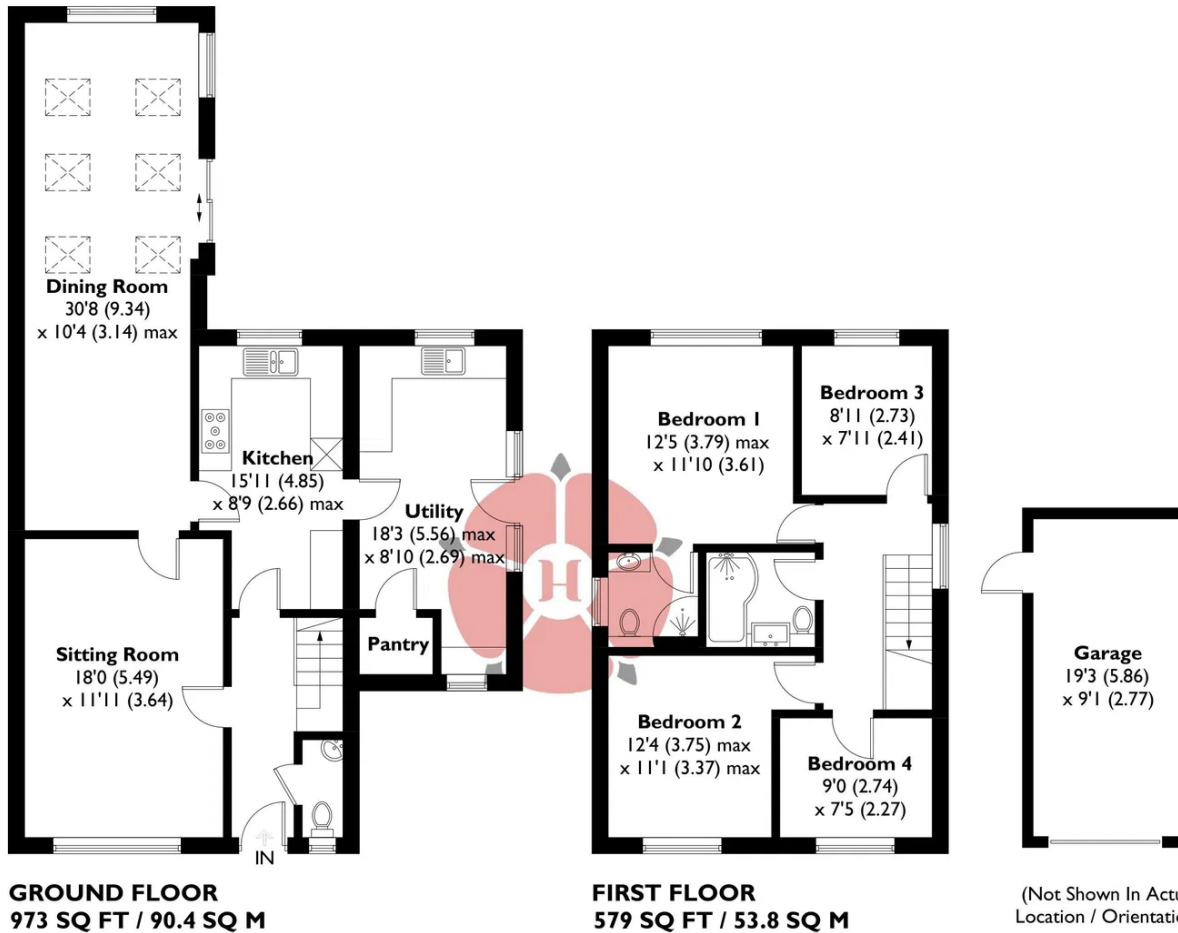
**Tenure:** Freehold

**Council Tax Band:** E





**APPROXIMATE GROSS INTERNAL AREA = 1552 SQ FT / 144.2 SQ M**  
**GARAGE = 173 SQ FT / 16.1 SQ M**  
**TOTAL = 1725 SQ FT / 160.3 SQ M**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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