



23, Kestrel Close, Marchwood, SO40 4XL
£595,000

brantons

Features

- Substantial Extended Detached Family Home
- Four Bedrooms with En-suite Shower Rooms to Bedrooms One & Two
- Spacious Lounge with Bay Window & Feature Fireplace
- Kitchen-Breakfast Room with Belling Farmhouse Range
- Dining Room with Adjoining Study
- Large UPVC Conservatory
- Modern Family Bathroom
- Ample Block Paved Driveway Parking for Six Cars & Integral Garage
- Sizable Carport Incorporating Utility Plumbing & Workshop with Power & Lighting
- Beautifully Landscaped Rear Garden with Lawn, Patio & Outdoor Kitchen Area with BBQ



Property

Brantons Independent Estate Agents are delighted to present for sale this extended detached family home, offering generous and versatile accommodation ideally suited to modern family living.

The ground floor boasts a spacious lounge with a feature bay window, providing an excellent space for relaxation, alongside an impressive dining room which offers ample room for entertaining and family gatherings. The extended accommodation further enhances the versatility of the home, with a separate study providing an ideal space for home working. The study has an external door to the carport allowing easy access to vehicles and the plumbed utility area. There is also a large UPVC conservatory overlooking the garden. The fitted kitchen offers a practical layout with a Belling farmhouse range cooker (with built in air fryer capabilities), and adjoining dining area, creating a sociable environment for everyday living. Additional ground floor benefits include a downstairs W.C, and a garage with integral access. On the first floor, the property offers four bedrooms, including a generous master bedroom with luxury en-suite shower room, together with a family bathroom and additional en-suite shower room to bedroom two, making the layout particularly well suited to growing families. Externally, the property benefits from plenty of block-paved driveway parking to the front, accommodating up to six cars and there is a sizable carport which incorporates a workshop with power and lighting. There is also a utility area with plumbing.

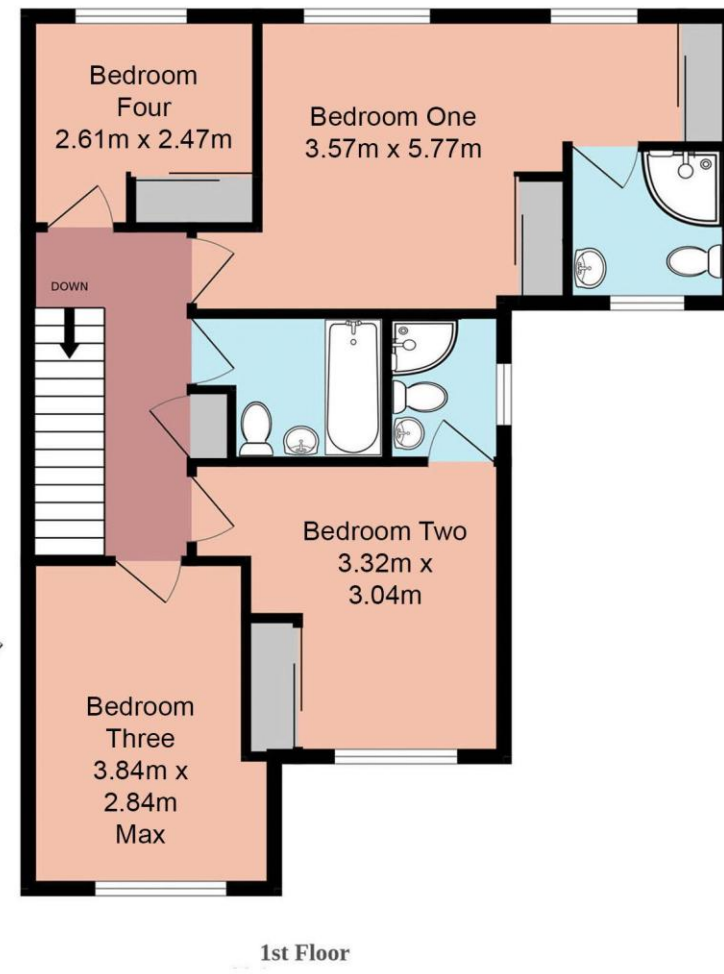
The good-sized private rear garden is largely laid to lawn with patio seating area, and outdoor kitchen. The garden provides an attractive outdoor space for children to play, entertaining guests or simply relaxing during the warmer months. The combination of its detached position, extended accommodation, multiple reception areas and excellent parking makes this an appealing prospect for families seeking a spacious and adaptable home. An early viewing is highly recommended to fully appreciate the accommodation on 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.





Accommodation

Lounge 24' 9" x 11' 10" (7.55m x 3.60m) Into Bay

Dining Room 18' 1" x 11' 5" (5.51m x 3.48m)

Study 9' 9" x 11' 0" (2.98m x 3.36m)

Kitchen 15' 11" x 8' 8" (4.86m x 2.65m)

Dining Area 14' 9" x 7' 6" (4.49m x 2.29m)

Integral Garage 17' 5" x 8' 1" (5.30m x 2.47m)

Downstairs W.C 5' 10" x 2' 8" (1.77m x 0.81m)

Porch 4' 2" x 6' 10" (1.27m x 2.09m)

Conservatory 14' 11" x 11' 7" (4.55m x 3.54m)

Bedroom One 11' 9" x 18' 11" (3.57m x 5.77m) Max

Bedroom One En-suite 6' 2" x 6' 0" (1.87m x 1.84m)

Bedroom Two 10' 11" x 10' 0" (3.32m x 3.04m)

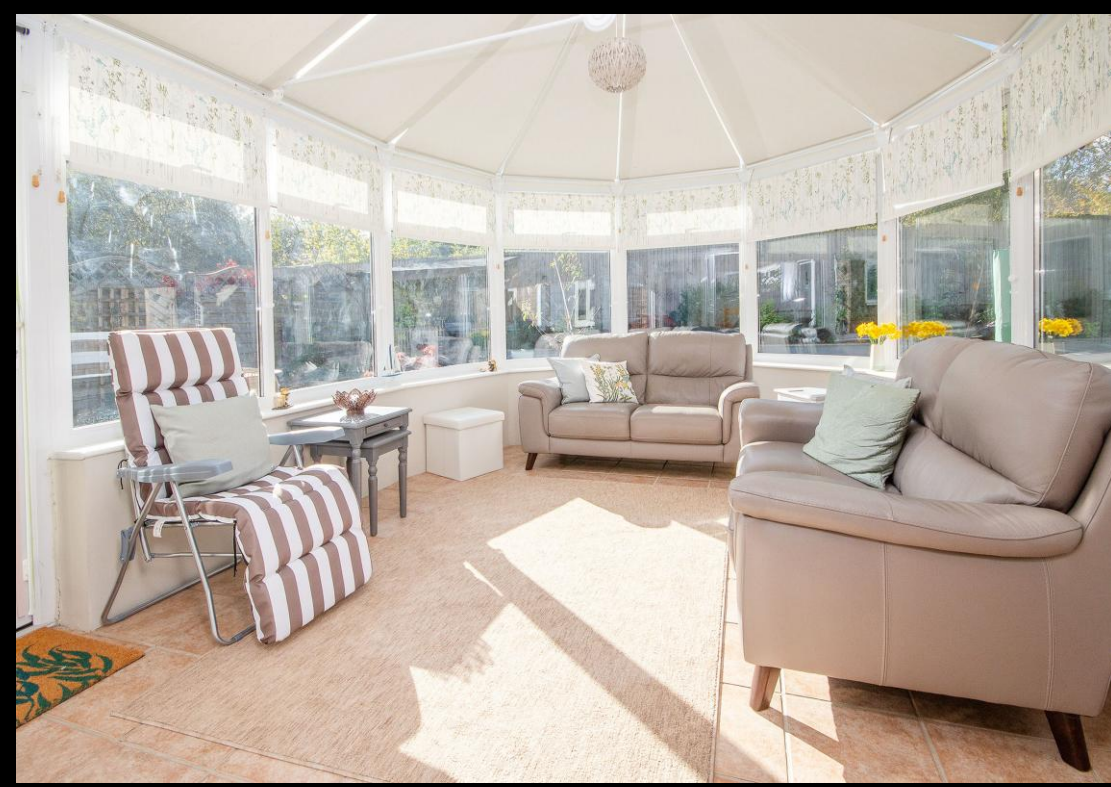
Bedroom One En-suite 5' 10" x 4' 4" (1.79m x 1.33m)

Bedroom Three 12' 7" x 9' 4" (3.84m x 2.84m) Max

Bedroom Four 8' 7" x 8' 1" (2.61m x 2.47m)

Carport 24' 2" x 20' 6" (7.37m x 6.24m)





Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout 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 onto Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the second exit onto Bury Road. Take the next right onto Tavell's Lane. Take the third left onto Woodpecker Drive and then turn right again into Kestrel Close

Distances

Motorway: 4.0 miles
Southampton Airport: 11.3 miles
Southampton City Centre: 7.3 miles
New Forest Park Boundary: 1.2 miles
Train Stations
Ashurst: 5.0 miles
Totton: 2.8 miles

Information

Local Authority:
Council Tax Band: E
Tenure Type: Freehold
School Catchments
Infant: Marchwood
Junior: Marchwood
Senior: Applemore

Energy Performance

Energy performance certificate (EPC)

23 Kestrel Close
Marchwood
SOUTHAMPTON
SO40 4XL

Energy rating
C

Valid until: 8 July 2034
Certificate number: 5234-0723-2300-0848-9206

Property type

Detached house

Total floor area

157 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 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

