



2, Larkspur Drive, Marchwood, SO40 4JX
£564,500

brantons



Property

An exciting opportunity arises to acquire this beautifully presented, executive style detached family home situated along a private resident's driveway within a small modern development on the quieter outskirts of Marchwood village. Offering spacious and versatile accommodation, the property would be ideally be suited to a growing family.

The ground floor layout comprises of an entrance hallway, lounge, open-plan kitchen-diner, utility room and W.C. The first floor consists of four generously proportioned bedrooms with the master being a particularly impressive size. Three of the bedrooms benefit from built in wardrobes and the master features a luxurious en-suite shower room. From the landing there is also a family bathroom finished to the same high end standard as the en-suite. The front of the property faces onto a pleasant outlook and provides ample driveway parking leading to an integral garage. At the rear is an established and recently landscaped garden that features a patio seating area and a good degree of privacy and seclusion.

The current owner has subjected the property to a programme of refurbishment and improvements and in our opinion the property is presented to the highest standard of decorative order thus allowing any potential purchaser the ability to move straight in. Rarely do homes of this nature stay on the market for long and Brantons expect this to be no exception.

Features

- Executive Style Detached Family Home
- Four Generously Proportioned Bedrooms
- Lounge With Pleasant Outlook
- Impressive Kitchen-Diner
- Utility & Downstairs W.C
- Luxury Family Bathroom
- Luxury En-suite Shower Room
- Driveway Parking Leading To Garage
- Landscaped Private Rear Garden With Patio Seating Area
- Highly Sought After Location in Marchwood Village

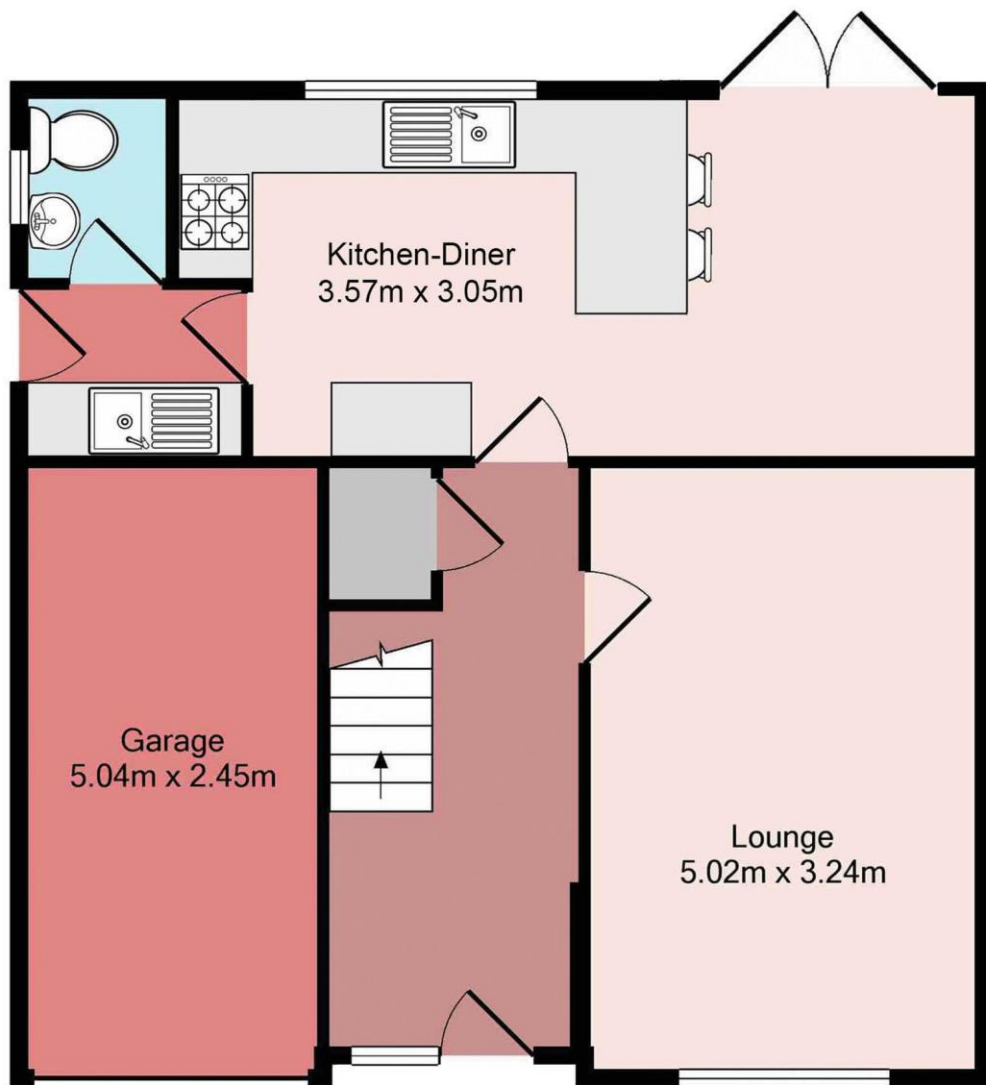


Area

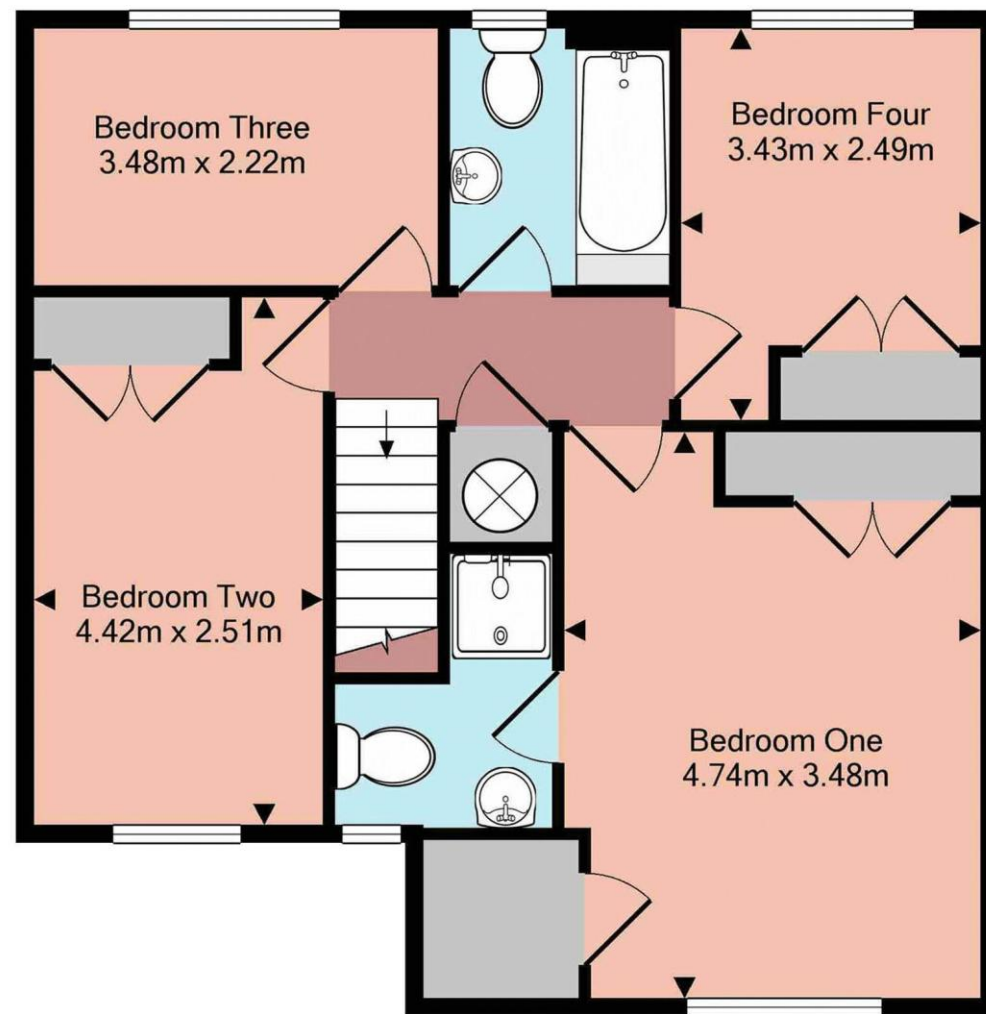
Marchwood is a village situated on the Eastern edge of the New Forest National Park. The village lies between the towns of Totton and Hythe on the Western shore of Southampton Water.

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.





Ground Floor



1st Floor

Accommodation

Lounge 16' 6" x 10' 8" (5.02m x 3.24m)

Garage 16' 6" x 8' 0" (5.04m x 2.45m)

Kitchen-Diner 11' 9" x 10' 0" (3.57m x 3.05m)

Downstairs W.C 4' 11" x 4' 0" (1.51m x 1.21m)

Utility Room 6' 0" x 4' 9" (1.82m x 1.46m)

Bedroom One 15' 7" x 11' 5" (4.74m x 3.48m)

En-suite 6' 8" x 5' 9" (2.02m x 1.74m) Maximum

Bedroom Two 14' 6" x 8' 3" (4.42m x 2.51m) Maximum

Bedroom Three 11' 5" x 7' 3" (3.48m x 2.22m)

Bedroom Four 11' 3" x 8' 2" (3.43m x 2.49m) Maximum

Bathroom 7' 3" x 5' 9" (2.21m x 1.74m)





Directions

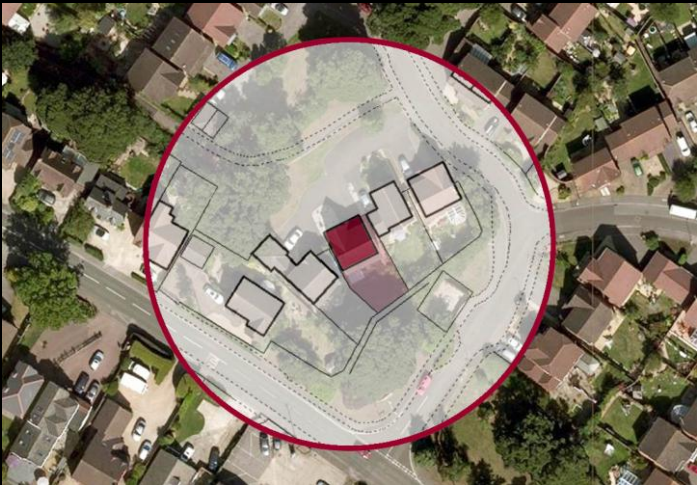
From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for approximately 3.5 miles and turn left into Twiggs Lane. Turn right onto Hythe Road. Turn left into Larkspur Drive.

Distances

- Motorway: 4.9 miles
- Southampton Airport: 12.2 miles
- Southampton City Centre: 8.2 miles
- New Forest Park Boundary: 0.5 miles
- Train Stations
 - Ashurst: 4.4 miles
 - Totton: 4.3 miles

Information

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



Energy Performance

Energy performance certificate (EPC)			
2 Larkspur Drive Marchwood SOUTHAMPTON SO40 4JX	Energy rating C	Valid until:	1 September 2036
		Certificate number:	7136-6021-4600-0152-6202

Property type	Detached house
Total floor area	109 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 for landlords 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

