



16, Bilberry Drive, Marchwood, SO40 4YR  
£535,000

**brantons**





## Features

- Detached Family Home With Envious Plot at End of Residents Driveway
- Four Bedrooms (Potential to Create Extra / See Floor Plan)
- 23ft Lounge-Diner with Feature Log Burning Stove
- Large Conservatory
- Modern Kitchen With Integral Appliances & Breakfast Bar
- Utility Room & Downstairs W.C
- Family Bathroom & En-suite Shower Room
- Block Paved Driveway Parking With Carport
- Detached Double Garage with Electric Remote Operated Double Width Door
- Large Established Rear Garden With Patio Seating Area





## Property

Situated at the end of a private resident's driveway within the highly regarded village of Marchwood, Brantons are delighted to present for sale this extended detached family home situated on a generous plot. This deceptively spacious detached family home offers flexible and well-planned accommodation that is perfectly suited to modern family living and boasts generous living space, and four bedrooms, making it an ideal choice for growing families or those requiring home office space.

The ground floor begins with a welcoming entrance hall leading to a superb lounge-diner with feature log burning stove, providing an excellent space for both relaxing and entertaining. The lounge-diner flows into a large and bright UPVC conservatory. There is a fully fitted modern kitchen that features a breakfast bar and fitted integrated appliances as well as easy access to an adjoining useful utility room, while a large additional reception room offers the flexibility to be used as a formal dining room, family room, playroom or ground floor fourth bedroom. Completing the ground floor is a W.C with high tech Japanese toilet. Upstairs, the property currently offers three well-proportioned bedrooms, alongside a family bathroom and luxury use of en-suite facilities to the master. (AGENTS NOTE: The first floor accommodation was originally designed and built as a four bedroom layout and has been converted to three upstairs bedrooms to allow for an impressive sized bedroom. Any potential purchaser would have the option to create two bedrooms with the addition of a new doorway and stud work wall. See the floor plan marked in red for further details.) Externally, the property benefits from a private rear garden that provides an excellent space for outdoor entertaining, children's play or simply relaxing during the warmer months. The garden is laid to well-manicured lawn and there is a large area of patio seating.

To the front, there is expansive block paved driveway parking that is set behind a traditional five bar gate with the modern twist of being electronically operated. The driveway also leads to; a large, detached garage (with remote electronic double width door), and there is a carport with electric vehicle charging. Offering outstanding flexibility, generous room sizes and excellent potential for larger families, this fantastic home enjoys a convenient location close to local shops, well-regarded schools, transport links and the beautiful New Forest National Park. An internal viewing is highly recommended to fully appreciate the space, versatility and future potential this wonderful Marchwood village home has to offer.

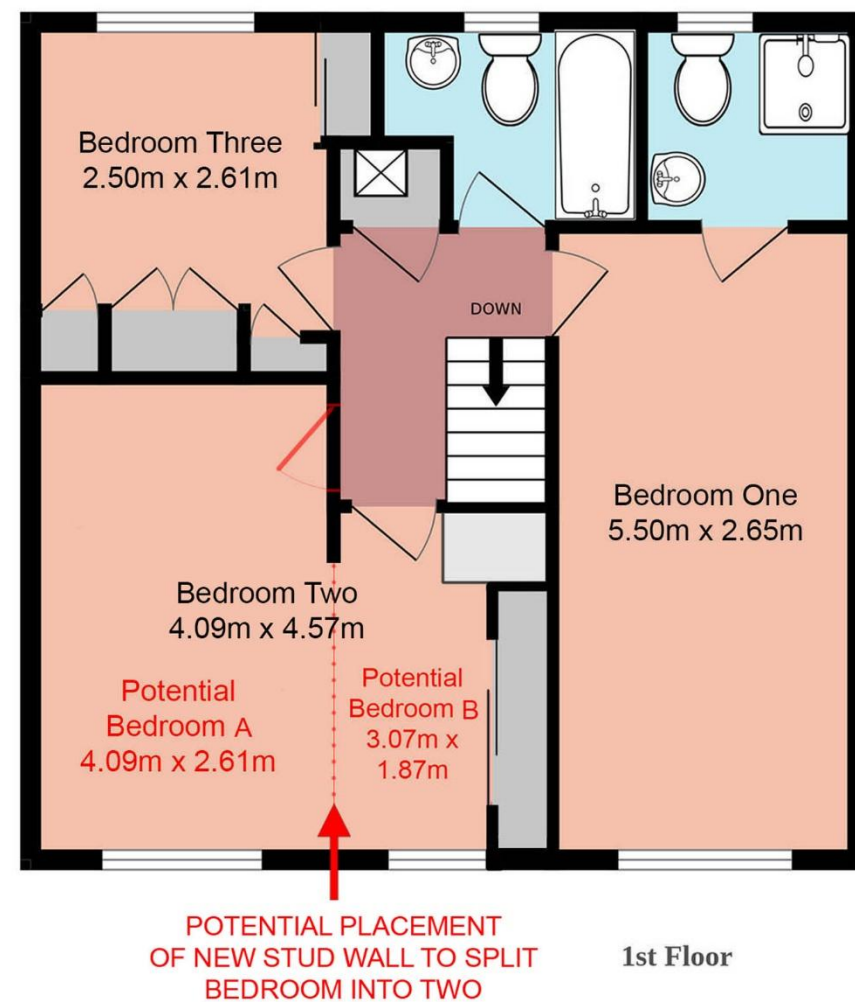
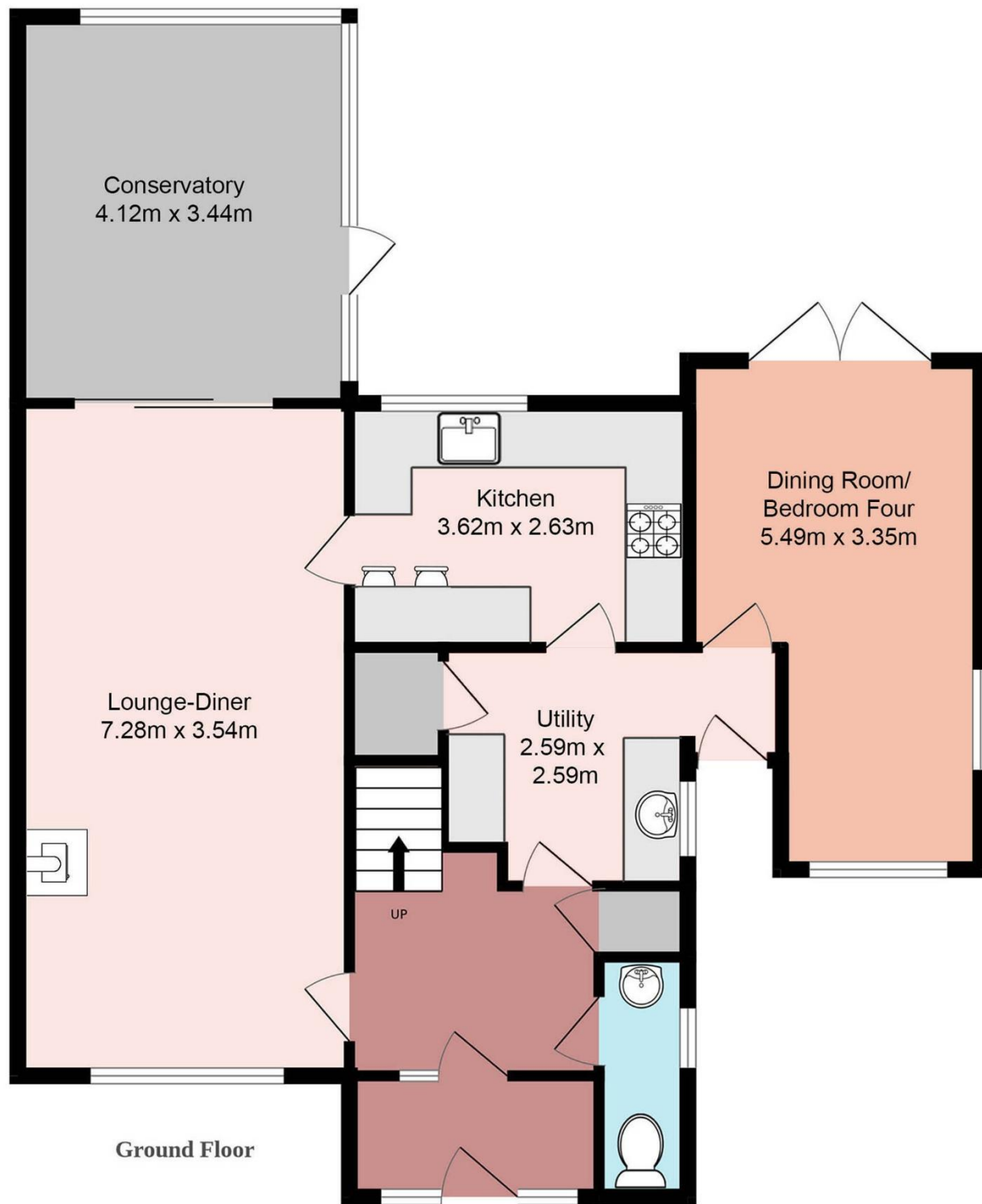


## Area

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-Diner** 23' 11" x 11' 7" (7.28m x 3.54m)

**Garage** 17' 7" x 17' 0" (5.37m x 5.17m)

**Kitchen** 11' 11" x 8' 8" (3.62m x 2.63m)

**Utility Room** 8' 6" x 8' 6" (2.59m x 2.59m) + Door Recess

**Dining Room/ Bedroom Four** 18' 0" x 11' 0" (5.49m x 3.35m)

**Conservatory** 13' 6" x 11' 3" (4.12m x 3.44m)

**Downstairs W.C** 8' 7" x 2' 8" (2.62m x 0.82m)

**Bedroom One** 18' 1" x 8' 8" (5.50m x 2.65m)

**En-suite** 5' 5" x 6' 1" (1.66m x 1.86m)

**Bedroom Two** 13' 5" x 15' 0" (4.09m x 4.57m)

**Bedroom Three** 8' 2" x 8' 7" (2.50m x 2.61m) To Wardrobes









## 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 first left into Bilberry Drive.

## Distances

Motorway: 3.7 miles

Southampton Airport: 11.1 miles

Southampton City Centre: 7.2 miles

New Forest Park Boundary: 1.5 miles

Train Stations

Ashurst: 4.8 miles

Totton: 2.6 miles

## Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

Infant: Marchwood

Junior: Marchwood

Senior: Applemore

## Energy Performance

### Energy performance certificate (EPC)

|                                                           |                           |                                              |
|-----------------------------------------------------------|---------------------------|----------------------------------------------|
| 18 Bilberry Drive<br>Marchwood<br>SOUTHAMPTON<br>SO40 4YR | Energy rating<br><b>B</b> | Valid until: 28 June 2036                    |
|                                                           |                           | Certificate number: 2612-3064-3206-5506-0204 |

Property type

Detached house

Total floor area

129 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 B. It has the potential to be B.

[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             | 81 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





