



Micisa, Pooks Green, Marchwood, SO40 4WQ

£585,000

brantons



Property

Brantons Independent Estate Agents are delighted to offer for sale this spacious detached bungalow situated within the highly desirable semi-rural location of Pooks Green. Occupying a superb plot of 0.22 of an acre, this impressive home provides versatile accommodation together with extensive outside space, making it ideal for buyers seeking peaceful surroundings with plenty of room both inside and out. The accommodation is arranged around a welcoming central hallway and comprises a particularly impressive lounge measuring in excess of 25ft in length, a separate dining room, and a fitted kitchen with utility and W.C. There are three double bedrooms with bedrooms one and two being generous sizes with fitted wardrobes and bay windows to each. The master is defined by a modern ensuite shower room and there is a family bathroom accessed via the hall. The layout offers excellent flexibility for family living or those looking to downsize without compromising on space.

Externally, the property continues to impress with a substantial block paved driveway providing extensive off-road parking and access to a large tandem length detached garage. To the rear is a generous mature garden offering a high degree of privacy, with ample lawned areas, patio space, and huge potential for keen gardeners, entertaining, or future enhancement subject to any required permissions. Properties in this sought after residential area of Pooks Green are rarely available, particularly those occupying such a sizeable plot, and therefore early viewing is strongly recommended to fully appreciate the accommodation, setting, and potential this charming property has to offer.

Features

- *NO FORWARD CHAIN*
- Detached Bungalow on Enviably Plot Approaching ¼ of an Acre
- Three Double Bedrooms with En-suite to Master
- Spacious Lounge with Sliding Doors & Feature Fireplace
- Dining Room
- Bathroom & Additional W.C
- Expansive Block Paved Driveway Parking
- Large Private Rear Garden with Sunny South West Facing Aspect
- Highly Sought After Residential Area



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.





TOTAL FLOOR AREA : 153.6 sq.m. approx.

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Accommodation

Lounge 25' 11" x 12' 4" (7.90m x 3.75m)

Dining Room 12' 11" x 12' 2" (3.93m x 3.71m)

Kitchen 12' 9" x 8' 7" (3.89m x 2.62m)

Utility 8' 1" x 3' 2" (2.46m x 0.97m)

W.C 4' 3" x 3' 1" (1.30m x 0.95m)

Bedroom One 15' 1" x 12' 3" (4.60m x 3.73m) Into Bay

En-suite 7' 3" x 4' 9" (2.20m x 1.45m)

Bedroom Two 15' 1" x 12' 3" (4.60m x 3.73m) Into Bay

Bedroom Three 10' 5" x 8' 3" (3.18m x 2.52m)

Bathroom 5' 11" x 6' 7" (1.80m x 2.00m)

Detached Garage 29' 1" x 11' 3" (8.86m x 3.43m)





Directions

From our office head south on Salisbury Road/A36. At the round-a-bout take the 3rd exit on to Ringwood Road /A336. At the round-a-bout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbidge St turn left then immediately right on to Eling Lane. Take 2nd right into Rose Road. Take 2nd right into Bartram Road. Join the A35 and at the round-about take the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. Take the 1st right hand turn into Trotts Lane and continue for approximately 1 mile. At the fork in the road take the left turn into Pooks Green.

Distances

Motorway: 3.7 miles
Southampton Airport: 10.8 miles
Southampton City Centre: 6.8 miles
New Forest Park Boundary: 0.2 miles
Train Stations
Ashurst: 4.6 miles
Totton: 3.2 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) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON	Energy rating
Valid until	Certificate number

Property type

Total floor area

Rules on letting this property

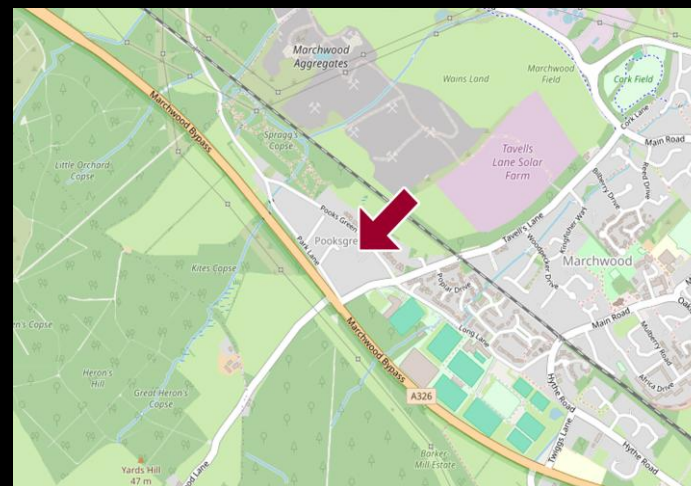
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords>).


Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

EPC PENDING





 **The Property Ombudsman** Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.