



12 Spindlewood Way | £550,000  
Marchwood, Southampton, Hampshire, SO40 4JZ







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## Summary

This attractive and detached family residence is discreetly positioned at the conclusion of a quiet and leafy cul-de-sac within the popular Hampshire village of Marchwood, conveniently nestled between Southampton Water and the New Forest National Park. The versatile accommodation offers four generous double bedrooms with a modern en-suite shower room, stylish family bathroom as well as a ground floor cloak room. The light and spacious sitting room flows into the adjoining dining room with a study/snug adjacent and French doors to the conservatory. The kitchen breakfast room benefits from a range of integrated appliances and access in to the private and enclosed rear garden providing a child friendly space to relax or entertain. Ample off road parking is available which fronts the integral single garage.

## Features

- An attractive detached family home
- Discreetly positioned at the conclusion of a leafy cul-de-sac
- Four generous double bedrooms
- En-suite shower room to bedroom one, family bathroom and cloakroom
- Versatile arrangement of reception rooms
- Sitting room, dining room, snug, & conservatory
- Kitchen breakfast room with integrated appliances
- Ample parking and integral garage
- Mature and private rear garden

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 739 SQ FT / 68.7 SQ M  
FIRST FLOOR = 693 SQ FT / 64.4 SQ M  
GARAGE = 129 SQ FT / 12 SQ M  
TOTAL = 1561 SQ FT / 145.1 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1251911)

# 12, Spindlewood Way, Marchwood, Southampton, Hampshire, SO40 4JZ

## Ground Floor

An attractive oak framed open porch frames the part glazed front door opening into the welcoming entrance hall fitted with quality solid oak inner doors and neutral décor which extends throughout this lovely home. On the left is a cloakroom with wc and wash basin with a useful coats cupboard at the far end of the hall. The light and spacious sitting room features an electric fireplace set on a marble hearth as a focal point to the room, which flows in to the adjoining dining room with patio doors to the rear garden. A large snug/study enjoys a dual aspect with loft space above and French doors to the conservatory fitted with electric heating for use all year round. The kitchen offers an extensive range of Beech effect wall and base units with contrasting granite effect work surfaces and breakfast bar. Integrated appliances include a fridge, freezer, dish washer, space for a range style cooker with extractor hood over and plumbing for a washing machine. A rear door accesses the enclosed garden.

## First Floor

The galleried landing hosts the heated airing cupboard, a separate linen cupboard and access to the loft space via a hatch. Bedroom one is a generous double room benefitting from built in wardrobes and a modern fully tiled en suite shower room comprising a shower cubicle, vanity unit with mounted wash basin, wc and a heated towel rail. The three remaining double rooms are served by the stylish family bathroom comprising a panelled bath with mixer shower attachment, dual flush wc, vanity unit with mounted wash basin and a heated towel rail.

## Parking

Ample off road parking is available on the driveway fronting the integral garage with side access to the garden.

## Outside

A secure side gate accesses the enclosed and child friendly rear garden with a large patio seating area ideal for entertaining which meets the edged and well tended lawn. Raised borders are planted with an abundance of mature shrubs and plants with additional small trees creating a colourful backdrop. A garden shed provides useful storage space.

## Location

Marchwood is a popular Hampshire village situated on the fringes of the New Forest National Park and on the Western coast of Southampton Water. The A326 affords direct and fast access onto the M27 allowing a commute to London or the South coast with rail links at Totton or Southampton providing direct lines to London Waterloo. Marchwood offers many local amenities with a village centre and parade of shops, a junior school and two secondary schools nearby at Hounsdown and Applemore.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers Position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Marchwood Ce Infant School & Marchwood Junior School

## Secondary School

Applemore College

## Council Tax

Band E - New Forest District Council

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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