



Oakmede Tavells Close | £749,950
Marchwood, Southampton, Hampshire, SO40 4WX





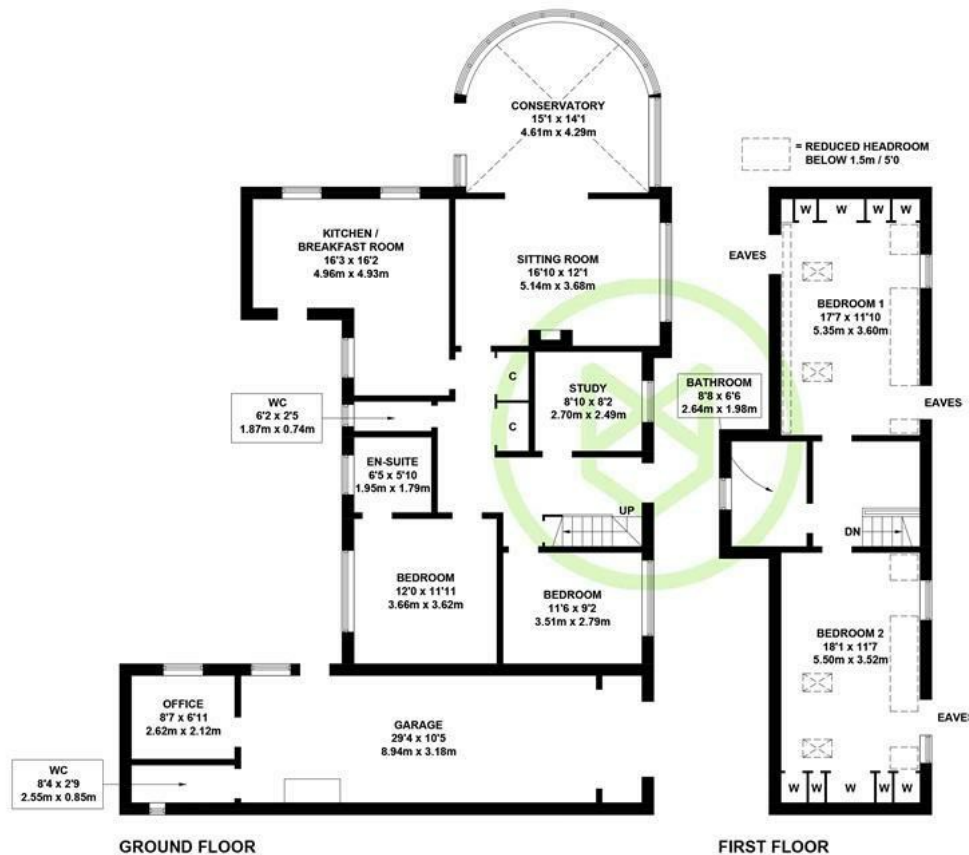
Oakmede Tavells Close
Marchwood, Southampton, Hampshire, SO40 4WX

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Summary

This attractive detached chalet style family home is discreetly positioned off Tavells Lane within a private cul-de-sac with just two other properties in the desirable village of Marchwood. Offered with no onward chain and positioned on a generous plot measuring just over one quarter of an acre the versatile accommodation offers up to five bedrooms with an en-suite shower room to bedroom one on the ground floor. Two double bedrooms on the first floor with bespoke fitted wardrobes share a spacious family bathroom. The sitting room features an open fireplace and flows into the adjoining centrally heated conservatory, complemented by a charming kitchen breakfast room. Ample parking is available on the gated driveway fronting the integrated tandem garage with a home office and cloakroom to the rear. A large timber workshop is also positioned in the well tended and mature garden with patio seating area and private courtyard.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1207 SQ FT / 112.1 SQ M
FIRST FLOOR = 611 SQ FT / 56.8 SQ M
GARAGE / OUTBUILDING = 404 SQ FT / 37.5 SQ M
TOTAL = 2222 SQ FT / 206.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1341212)

Features

- An attractive detached chalet style family home
- A versatile arrangement of accommodation
- Discreetly positioned within a private cul-de-sac
- Five bedrooms with ensuite facilities to bedroom one
- Sitting room with open fireplace
- Centrally heated conservatory creating an additional reception space
- Charming kitchen breakfast room with a range of integrated appliances
- Generous plot and mature gardens extending to over a quarter of an acre
- Gated off road parking and tandem garage with home office and cloakroom
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential D

Oakmede, Tavells Close, Marchwood, Southampton, Hampshire, SO40 4WX

Ground floor

The part glazed UPVC front door opens into the spacious and welcoming entrance hall with solid yarrow wood flooring complementing the neutral decor. Extensive storage is available for coats and shoes with a study/bed 5 on the right as you enter as well as a cloakroom. To the left two generous double bedrooms with solid oak flooring include bedroom one with a fully tiled en-suite shower room comprising a shower cubicle, vanity unit with mounted wash basin, wc and heated towel rail. The sitting room features a red brick open fireplace as a focal point to the room which flows into the adjoining centrally heated conservatory, creating a social space for use all year round with French doors to the garden. The L-shaped kitchen breakfast room offers an extensive range of two tone shaker style wall and base units with contrasting roll top work surfaces and dual sink and drainer. Integrated appliances include an eye level double oven, five burner gas hob with filter hood over, wine cooler and dish washer. Space is available for fridge freezer and dryer with rear door out the garden.

First floor

The open landing serves two generous double bedrooms both fitted with bespoke built in storage and additional eaves storage. A fully tiled family bathroom comprises a panelled bath, separate shower cubicle, wash basin, wc and heated towel rail.

Parking

A five bar gate accesses the neatly edged block paved driveway providing off road parking and fronting the integrated tandem garage.

Outside

The well tended lawns extend to the right of the property flanked by a selection of mature hedgerows and trees creating a pleasant screen. A private patio seating area is positioned to the rear of the garden offering an outdoor space to relax or entertain which extends through to a private courtyard. A timber workshop is situated in the corner with a storage area which is neatly screened. A rear door accesses the back of the garage with plumbing for white goods and fitted units for storage. A useful centrally heated office is at the rear of the garage with a cloakroom and wc adjacent.

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

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Marchwood Ce Infant School & Marchwood Junior School

Secondary School

Applemore College

Council Tax

Band D - 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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