



Hythe Road, Marchwood, SO40
Southampton

£500,000

Property Type: Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

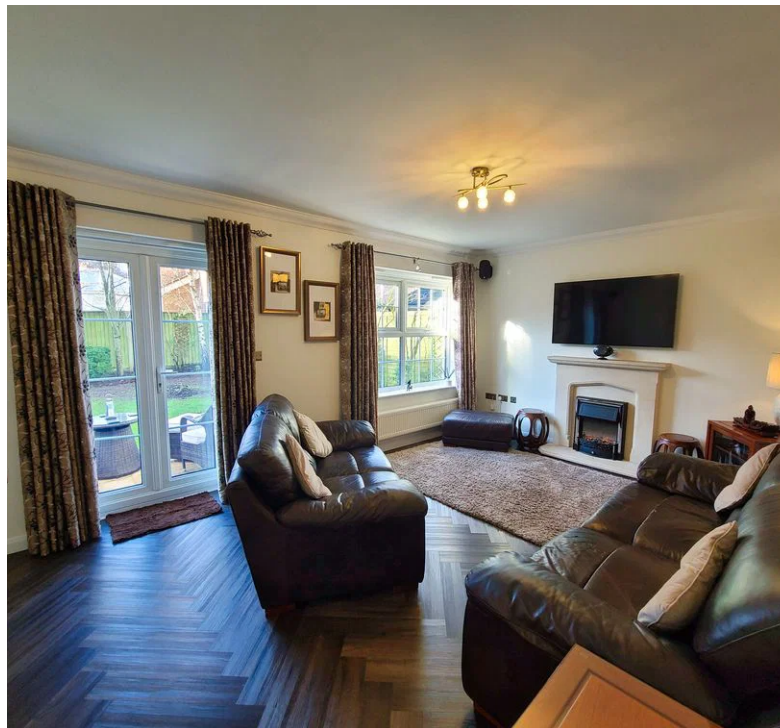
Motivated vendors with onward plans secured are also offering a fantastic buyer incentive, approximately £10,500 worth of premium kitchen appliances and white goods.

Constructed in 2005 by the respected Bellwinch Homes, Mayflower House is an immaculately presented detached family home set within a desirable non-estate position in Marchwood. The property offers generous, well-proportioned accommodation and is presented to a high standard throughout.

- * VENDOR SUITED *
- Constructed In 2005 By Bellwinch Homes
- Four Double Bedrooms with En-Suite To Principal Bedroom
- Stylishly Refitted Kitchen/Breakfast Room
- Immaculately Presented Detached Family Home
- Beautiful Herringbone LVT Flooring Throughout Ground Floor
- South-Facing Enclosed Rear Garden
- Block Paved Driveway And Integral Garage with EV Charging Point
- A Motivated and Committed Seller
- Within Walking Distance to Local Village Amenities (Excellent Pub, Post Office, Convenience Stores, Bakers)

The vendors are highly motivated and already have onward plans established, allowing for a potentially smoother and more proactive transaction process for prospective purchasers.

****As an added incentive, the vendors are offering an attractive package for any buyer agreeing a verbal offer on or before Friday 10th July. Approximately £10,500 worth of quality kitchen appliances and white goods to remain within the property. Included items comprise a NEFF built-in microwave, Bosch integrated dishwasher, integrated washing machine and tumble dryer, together with a range style Stove cooker featuring four ovens and a six burner**





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Ground Floor Accommodation

The property is approached via a block paved driveway, leading to a covered entrance and welcoming entrance hall. This impressive space immediately sets the tone, featuring smooth and coved ceilings, downlights and striking herringbone LVT flooring, which flows seamlessly throughout the ground floor. Stairs rise to the first floor with useful under-stairs storage, while doors provide access to all principal rooms.

To the front of the property, the kitchen/breakfast room has been stylishly refitted and offers an excellent range of quartz work surfaces, complemented by a comprehensive selection of wall and base units with concealed ambient lighting. Integrated appliances include a dishwasher, washing machine, tumble dryer, "Quooker" hot water tap and microwave, with space provided for a range-style cooker and an American-style fridge/freezer. The work surface extends to form a breakfast bar, creating a sociable space ideal for informal dining, enhanced by pendant lighting and windows to the front with fitted wooden shutters and a further window at the side.

Positioned to the rear, the lounge is a well-proportioned and inviting reception room, enjoying views across the garden via a double-glazed window and French doors that open directly onto the patio. A Bathstone fireplace with electric feature fire forms a focal point, while part glazed double doors connect through to the separate dining room, making this an ideal layout for both everyday living and entertaining.

The dining room enjoys a rear aspect and comfortably accommodates a family dining table, with matching herringbone LVT flooring continuing the sense of flow throughout the ground floor.

Completing the ground floor is a refitted cloakroom, finished with a modern suite comprising low-level WC and wash hand basin, along with downlighting and extractor fan.

First Floor Accommodation

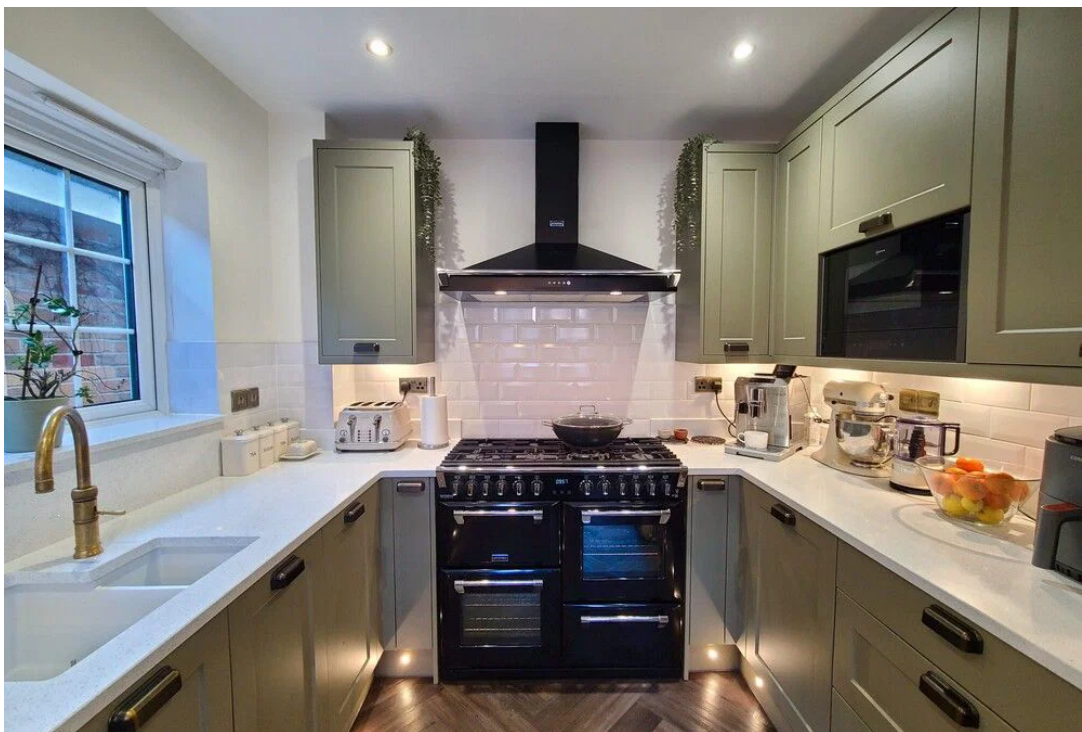
The first floor landing is bright and spacious, with carpeted flooring, loft access and two useful storage cupboards, including an airing cupboard housing the pressurised water tank.

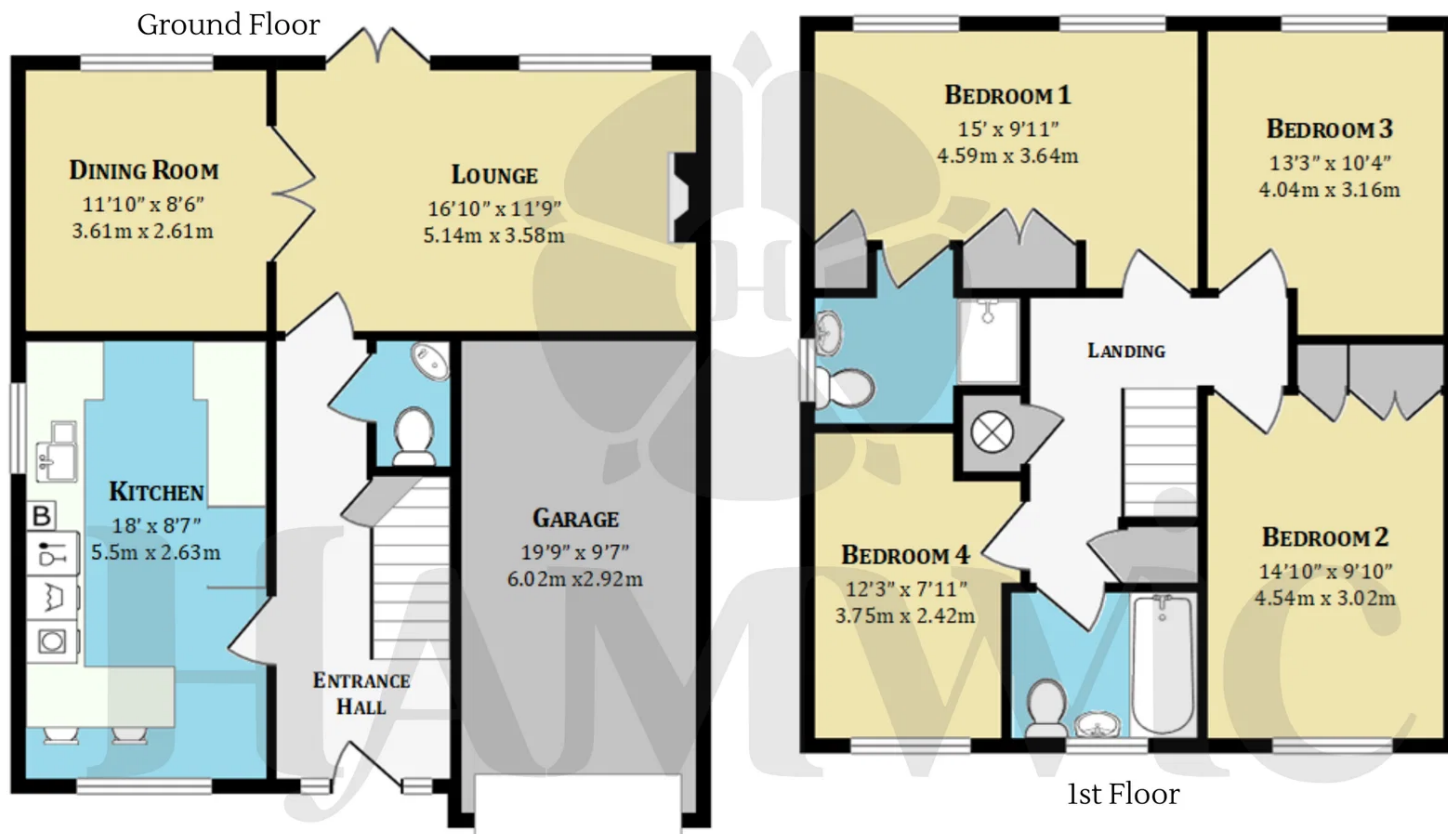
The principal bedroom is a generous double room positioned to the rear of the property, benefiting from two built-in wardrobes and an en-suite shower room. The en-suite features a double shower cubicle, wash hand basin, WC, part-tiled walls, shaver point and an opaque window for natural light and ventilation.

There are three further double bedrooms, all well-proportioned and presented in excellent order. Bedrooms to the front benefit from fitted wooden shutters, one bedroom includes three fitted wardrobes, while all rooms are served by radiators and finished with fitted carpets.

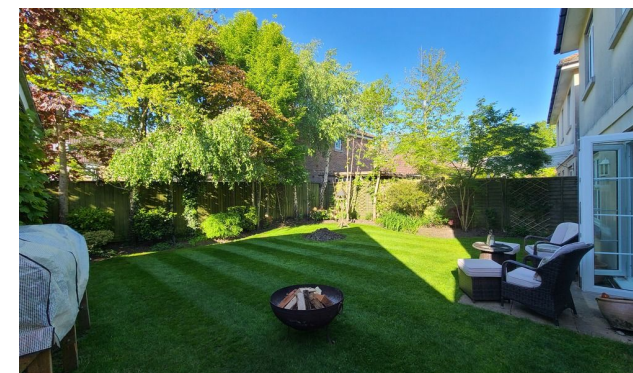
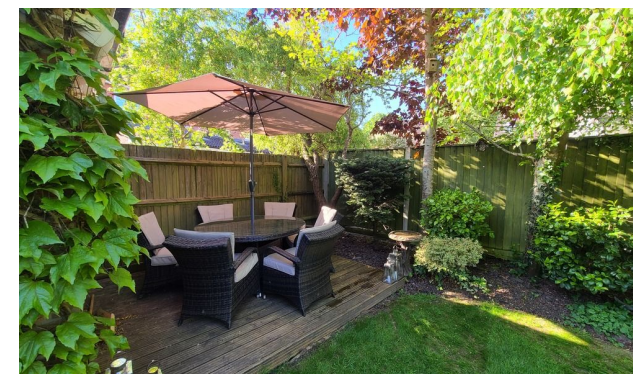
The accommodation is completed by a family bathroom, comprising an enclosed bath with shower attachment, wash hand basin, low-level WC, shaver point and part-tiled walls, with an opaque window to the front aspect.

Council Tax Band: E





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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