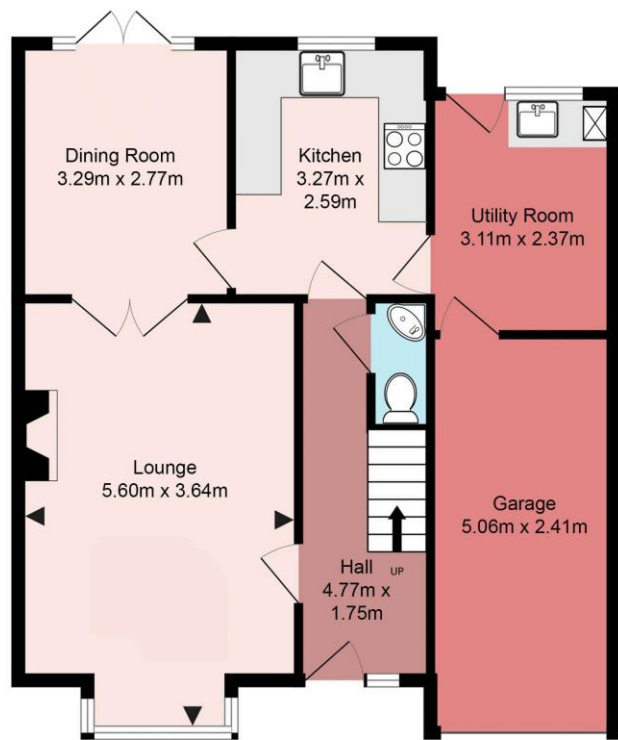


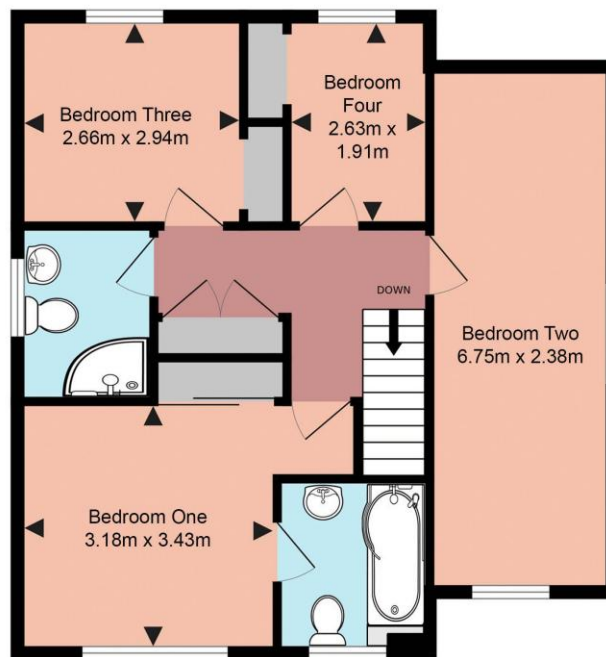


4, Crooked Hays Close, Marchwood, SO40 4XW
£485,000

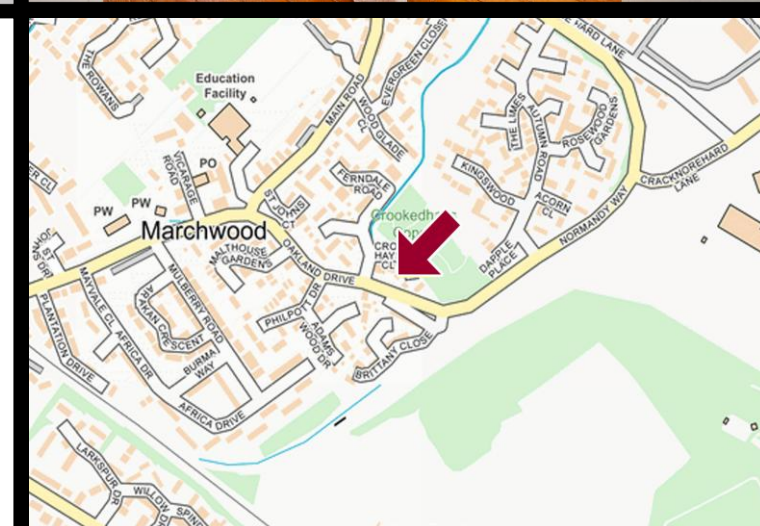
brantons



Ground Floor
64.4 sq.m. approx.



1st Floor
60.1 sq.m. approx.



Accommodation

Lounge - 18' 4" x 11' 11" (5.60m x 3.64m) Into Bay

Dining Room - 10' 10" x 9' 1" (3.29m x 2.77m)

Kitchen - 10' 9" x 8' 6" (3.27m x 2.59m)

Utility Room - 10' 2" x 7' 9" (3.11m x 2.37m)

Garage - 16' 7" x 7' 11" (5.06m x 2.41m)

Hall - 15' 8" x 5' 9" (4.77m x 1.75m)

Downstairs W.C - 5' 0" x 2' 9" (1.53m x 0.84m)

Bedroom One - 10' 5" x 11' 3" (3.18m x 3.43m)

Bedroom Two - 22' 2" x 7' 10" (6.75m x 2.38m)

Bedroom Three - 8' 9" x 9' 8" (2.66m x 2.94m)

Property

Positioned nicely within a quiet cul-de-sac and facing onto an area of protected woodland, Brantons are proud to present for sale this modern detached family home located within the popular residential area of Marchwood. The ground floor layout is comprised of a spacious lounge with feature fireplace and bay window, dining room with French doors, kitchen, utility room with external access, and from the hallway is a W.C. The first floor accommodation consists of four bedrooms with the master benefiting from a built-in wardrobe and a luxury en-suite bathroom. From the landing there is also a family shower room. Additional benefits of this property include ample driveway parking, leading to an integral garage. At the rear is an enclosed sunny South-Westerly facing garden that is mainly laid to lawn with a patio seating area and an array of established bushes, plants and shrubs. The property is situated towards the end of the cul-de-sac alongside two neighbouring detached properties and the 1.4ha broad leafed woodland opposite is a designated Site of Importance for Nature Conservation (SINC) with protected wildlife. The location is within walking distance of schools, shops and local amenities. Due to the desirable location and versatile accommodation on offer, an early viewing will be necessary to avoid any later disappointment.

Features

- Detached Family Home
- Four Bedrooms
- Spacious Lounge With Bay Window
- Dining Room With French Doors
- Kitchen & Separate Utility Room
- Downstairs W.C & Family Shower Room
- En-suite Bathroom To Master
- Driveway Parking & Integral Garage
- South West Facing Rear Garden
- Leafy Cul-de-sac Location Close To Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: E

Tenure Type: Freehold

School Catchments

- Infant: Marchwood
- Junior: Marchwood
- Senior: Applemore

Distances

Motorway: 4.2 miles

Southampton Airport: 11.5 miles

Southampton City Centre: 7.4 miles

New Forest Park Boundary: 0.8 miles

Train Stations Ashurst: 4.7 miles

Totton: 3.7 miles

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 a left turn onto the A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the first exit onto Normandy Way. Take the fifth left into Ferndale Road and then turn immediately right into Crooked Hays Close.

Energy Performance

Energy performance certificate (EPC)

Marchwood SOUTHAMPTON SO40 4	Energy rating D	Valid until: 6 June 2027
Certificate number:		

Property type	Detached house
Total floor area	114 square metres

Rules on letting this property

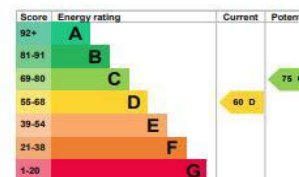
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. It has the potential to be C.

[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



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.

