6 Quayside Walk | £395,000

Marchwood, Southampton, SO40 4AH

Henshaw Fox

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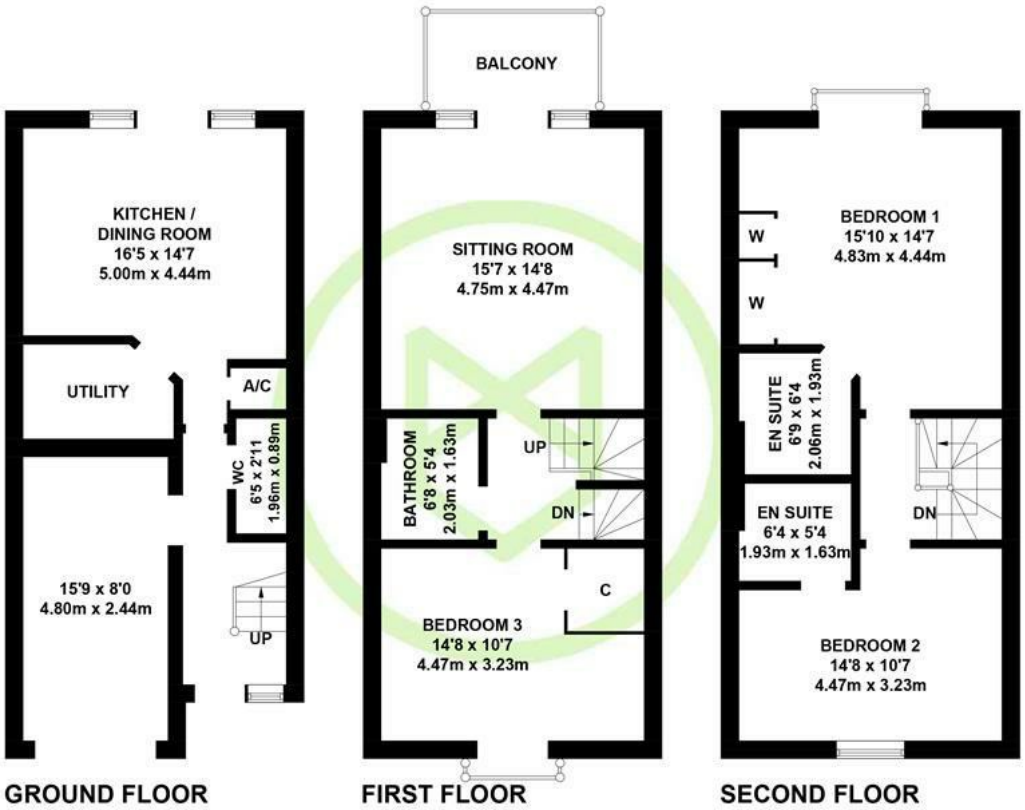

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 479 SQ FT / 44.5 SQ M
FIRST FLOOR = 499 SQ FT / 46.4 SQ M
SECOND FLOOR = 498 SQ FT / 46.3 SQ M
TOTAL = 1476 SQ FT / 137.2 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1273905)

Summary

This impressive and spacious townhouse enjoys an enviable position within an exclusive and secure gated development on the fringes of the popular village of Marchwood with access to the shores of Southampton Water. The well proportioned accommodation offers three generous double bedrooms, boasting two en-suites and a luxury family bathroom. The sitting room on the first floor features a decked balcony accessed via glazed French doors, perfect for enjoying a summer evening. An open plan kitchen and dining room on the ground floor opens out to the low maintenance rear garden with a covered patio seating area, ideal for entertaining. The kitchen is complemented by a useful utility room, with a cloakroom and access to the integral garage from the entrance hall. Off road parking is available on the block paved driveway.

Features

- An impressive town house positioned within an exclusive gated development
- Spacious accommodation arranged over three floors
- Three large double bedrooms with two en-suite shower rooms
- Stylish and upgraded family bathroom and en-suite to bedroom one
- Open plan kitchen and dining area with adjoining utility room on the ground floor
- Generous sitting room with French doors to a decked balcony
- Off road parking and integral garage
- Enclosed and low maintenance rear garden with covered patio area
- A wealth of amenities available in the village of Marchwood
- Waterside walks and Marchwood Yacht Club nearby

EPC Rating

Energy Efficiency Rating
Current C
Potential B

6, Quayside Walk,

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Ground floor
The composite part glazed front door opens into the welcoming entrance hall fitted with quality oak flooring, storage space under the stairs and a useful cloakroom with wc and wash basin. An internal door to the left allows access to the integral garage. The light and spacious open plan kitchen and dining area is situated at the rear of the property, flooded with natural light from full height glazed units and French doors to a covered seating area and patio. The kitchen offers a range of light beech effect wall and base units complemented by contrasting roll top worksurfaces, all set on a tiled floor. A single oven, four burner gas hob and filter hood over are all integrated with ample space for a freestanding fridge freezer. The adjoining utility room offers additional storage space, work surface, sink and space and plumbing for a range of white goods. A storage cupboard houses the pressurised hot water tank.

First Floor
The landing serves the generous sitting room which features French doors opening to a decked balcony with pleasant views to adjoining farmland. Bedroom three is a large double room with a Juliette balcony and storage cupboard over the stairs. The modern and stylish family bathroom comprises a panelled bath with mixer shower over and screen, vanity unit with mounted wash basin, dual flush wc and a heated towel rail.

Second Floor
The impressive principal suite boasts extensive built in wardrobes , a Juliette balcony and a luxury en-suite shower room, recently modernised featuring a large walk in dual head shower with shelved recess, vanity unit with mounted wash basin, dual flush wc and a heated towel rail. Bedroom two is also a well proportioned double room benefiting from an en-suite shower room.

Parking
Off road parking is available in the neatly edged block paved driveway fronting the integral garage with an inner door to the entrance hall.

Outside
A secure rear gate accesses the enclosed and low maintenance rear garden with a covered patio seating area which abuts the house. A well tended lawn is bordered by raised borders stocked with a variety of established shrubs.

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

Maintenance charge
A yearly charge of £200 is payable for the upkeep of road ways, electric gates and communal areas.

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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