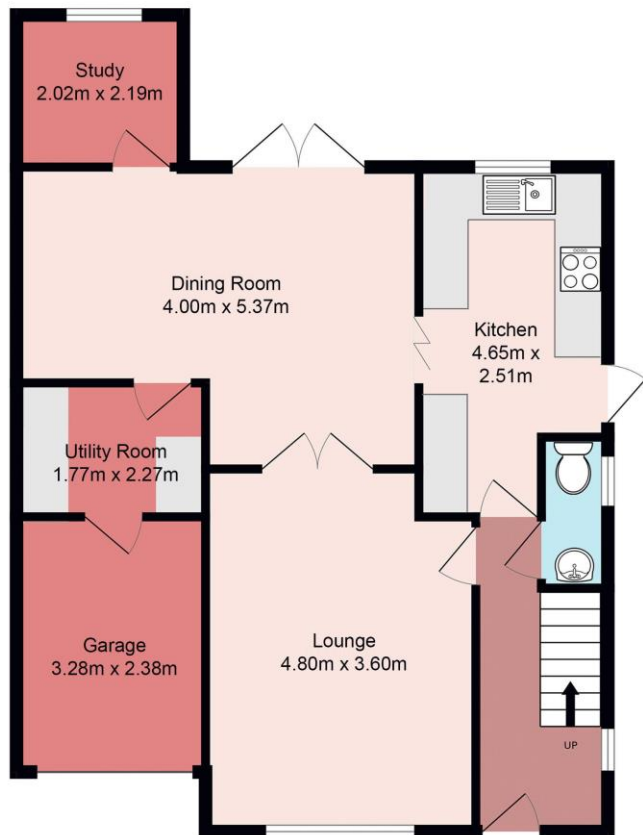




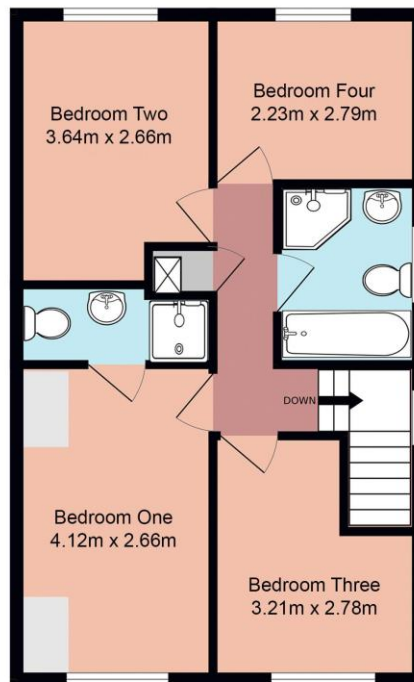
Marchwood

Offers in Excess of £450,000

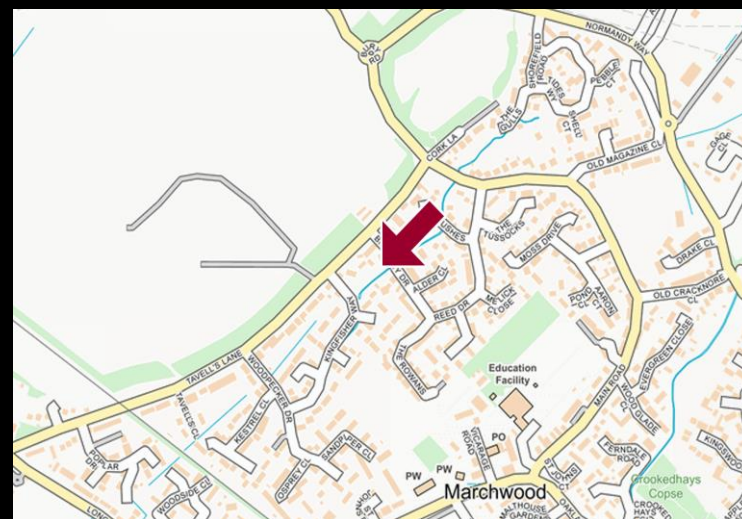
brantons



Ground Floor
71.7 sq.m. approx.



1st Floor
47.1 sq.m. approx.



Accommodation

Lounge15' 9" x 11' 10" (4.80m x 3.60m)

Dining Room13' 1" x 17' 7" (4.00m x 5.37m)

Kitchen15' 3" x 8' 3" (4.65m x 2.51m)

Study6' 8" x 7' 2" (2.02m x 2.19m)

Utility Room5' 10" x 7' 5" (1.77m x 2.27m)

Garage10' 9" x 7' 10" (3.28m x 2.38m)

Bedroom One13' 6" x 8' 9" (4.12m x 2.66m)

En-suite8' 8" x 5' 5" (2.65m x 1.66m)

Bedroom Two11' 11" x 8' 9" (3.64m x 2.66m)

Bedroom Three10' 6" x 9' 1" (3.21m x 2.78m)

Bedroom Four7' 4" x 9' 2" (2.23m x 2.79m)

Bathroom7' 9" x 6' 2" (2.35m x 1.87m)

Property

Brantons Independent Estate Agents are pleased to offer to the market this spacious family home situated within the ever popular residential village of Marchwood. The ground floor starts with an entrance hall that leads to; a sizable lounge, contemporary kitchen, large dining room with French doors, study, useful utility room, and a W.C. The first floor accommodation consists of four decent sized bedrooms with an en-suite shower room to the master and four piece family bathroom accessed via the landing. To the front of the property there is driveway parking for at least two cars and there is also a garage with up and over door. To the rear of the property is the partially walled garden which is largely laid to lawn with patio seating area. In our opinion this property is presented to a high standard of decorative order thus allowing any potential purchaser the ability to move straight in. As a result of this Brantons advise an early viewing to avoid any later disappointment.

Features

- Extended Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Dining Room With French Doors
- Contemporary Kitchen

- Study & Downstairs W.C
- Four Piece Family Bathroom
- En-Suite To Master Bedroom
- Garage & Two Driveways
- Enclosed Rear Garden With Patio Seating Area

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

Infant: Marchwood

Junior: Marchwood

Senior: Applemore

Distances

Motorway: 3.7 miles

Southampton Airport: 11.1 miles

Southampton City Centre: 7.2 miles

New Forest Park Boundary: 1.5 miles

Train Stations

Ashurst: 4.8 miles

Totton: 2.6 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 the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the second exit onto Bury Road. Take the next right onto Tavell's Lane. Take the first left into Bilberry Drive.

Energy Performance

8/8/23, 3:58 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

MarchwoodSOUTHAMPTONSO40 4

Energy ratingC

Valid until:2 February 2030

Certificate number:

Property type

Detached house

Total floor area

110 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 C. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/>

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