



Oakhurst

Hythe Road, Marchwood, Southampton, SO40 4WU





OAKHURST

MARCHWOOD • SOUTHAMPTON

An impressive five bedroom detached family residence set in grounds in excess of one acre on the edge of the New Forest National Park. The property offers well appointed accommodation set across two floors and further benefits from an annexe, garage, tennis court and an additional area of woodland across the lane.

Ground Floor

Kitchen/Breakfast Room • Formal Dining Room • Sitting Room • Living Room • Conservatory

First Floor

Principal Bedroom Suite • Bedroom 2 with Ensuite • Three Additional Double Bedrooms
Family Bathroom

Outside

Garage & Annexe • Tennis Court • Generous Gardens • Off-Road Parking

Guide Price £995,000





The Property

This superb family home was originally built in the 1930s with subsequent sympathetic extensions in more recent times.

The ground floor comprises an entrance hall linking to a double aspect living room to one side and a large, double aspect sitting room to the other. The sitting room sits open to a double aspect games room, with all three of these rooms featuring French doors opening out onto the side and rear aspects.

The kitchen has been completely rebuilt and features a styling range of fitted units and appliances, including twin electric ovens, a gas hob, an American-style fridge/freezer and a drinks cooler. There is a breakfast bar and a separate area for a large dining table.

Further rooms to this level include a conservatory/garden room and a cloakroom set off the hallway.

To the first floor, a landing area provides access to the double aspect, principal bedroom with separate dressing area and en-suite shower room and a guest bedroom with an en-suite shower room. There are three other bedrooms to this level, which are served by a modern, family bathroom. The bathrooms have been re-tiled and fitted with new power showers.

Property Video

Point your camera at the QR code below to view our professionally produced video.



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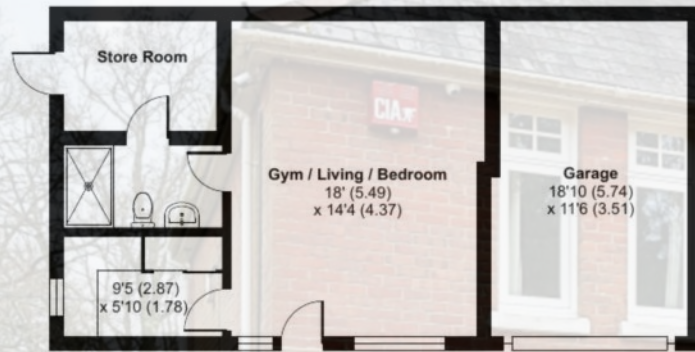
Approximate Area = 2795 sq ft / 259.6 sq m

Garage = 207 sq ft / 19.2 sq m

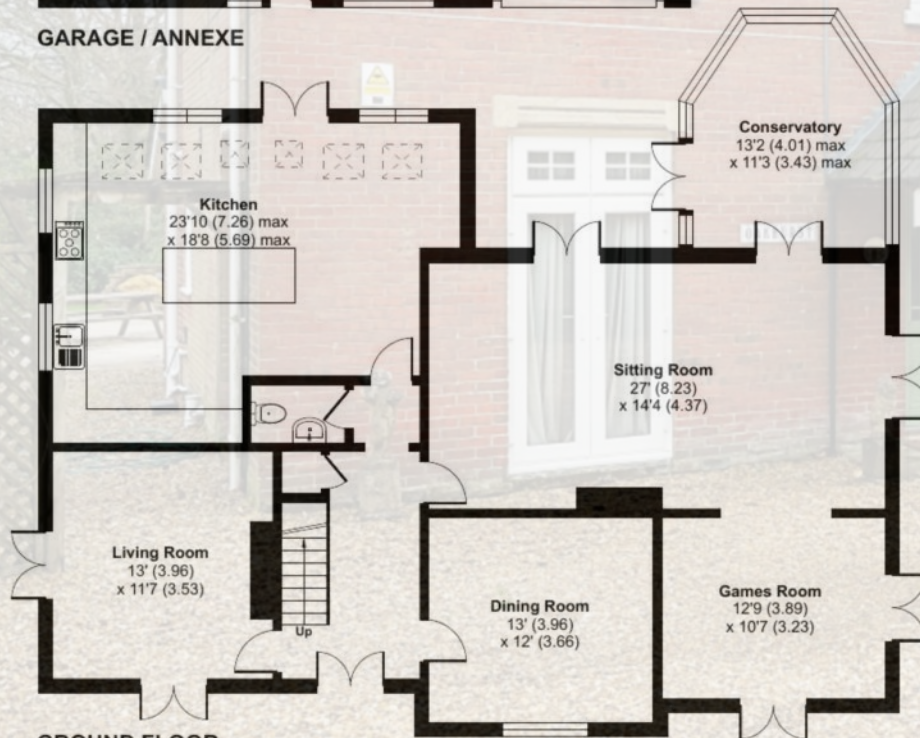
Annexe = 378 sq ft / 35.1 sq m (excludes store room)

Total = 3380 sq ft / 314 sq m

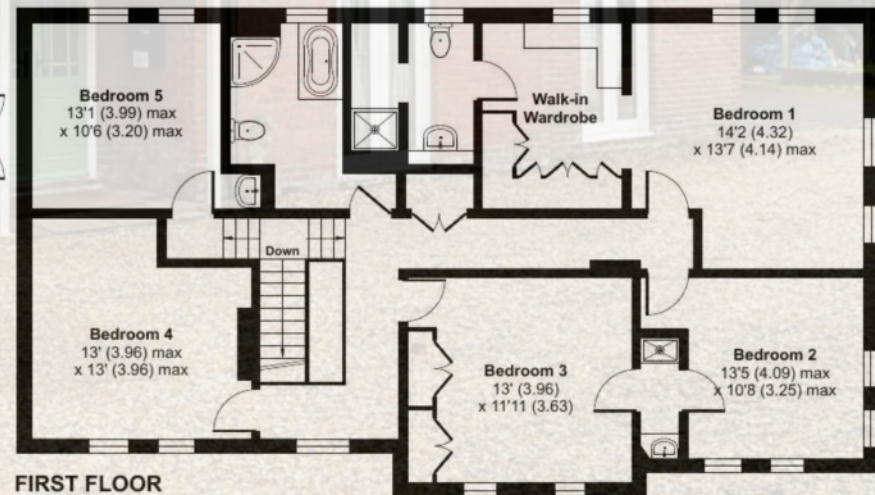
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GARAGE / ANNEXE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1221678



Annexe

The annexe offers options for a variety of uses including guest accommodation or additional income (subject to the relevant consents being granted).

Outside

The property is approached via a tarmacadam driveway set between a brick pillared entrance leading down to a gravel parking area offering off road parking for numerous vehicles and access to a large outbuilding comprising an annexe and an integral garage.

The rear garden is predominantly laid to lawn. A large terrace extends across the rear of the house with an attractive water feature and outdoor lighting. A large area to the side features a fully fenced tennis court and there are also numerous mature oaks and other trees at the front.

Set across the lane from the property is an additional area of woodland, which is included in the title of the property.

In total, the gardens and grounds attributed to the property extend to in excess of 1 acre.

Additional Information

Energy Performance Rating: D Current: 62 Potential: 77

Council Tax Band: G

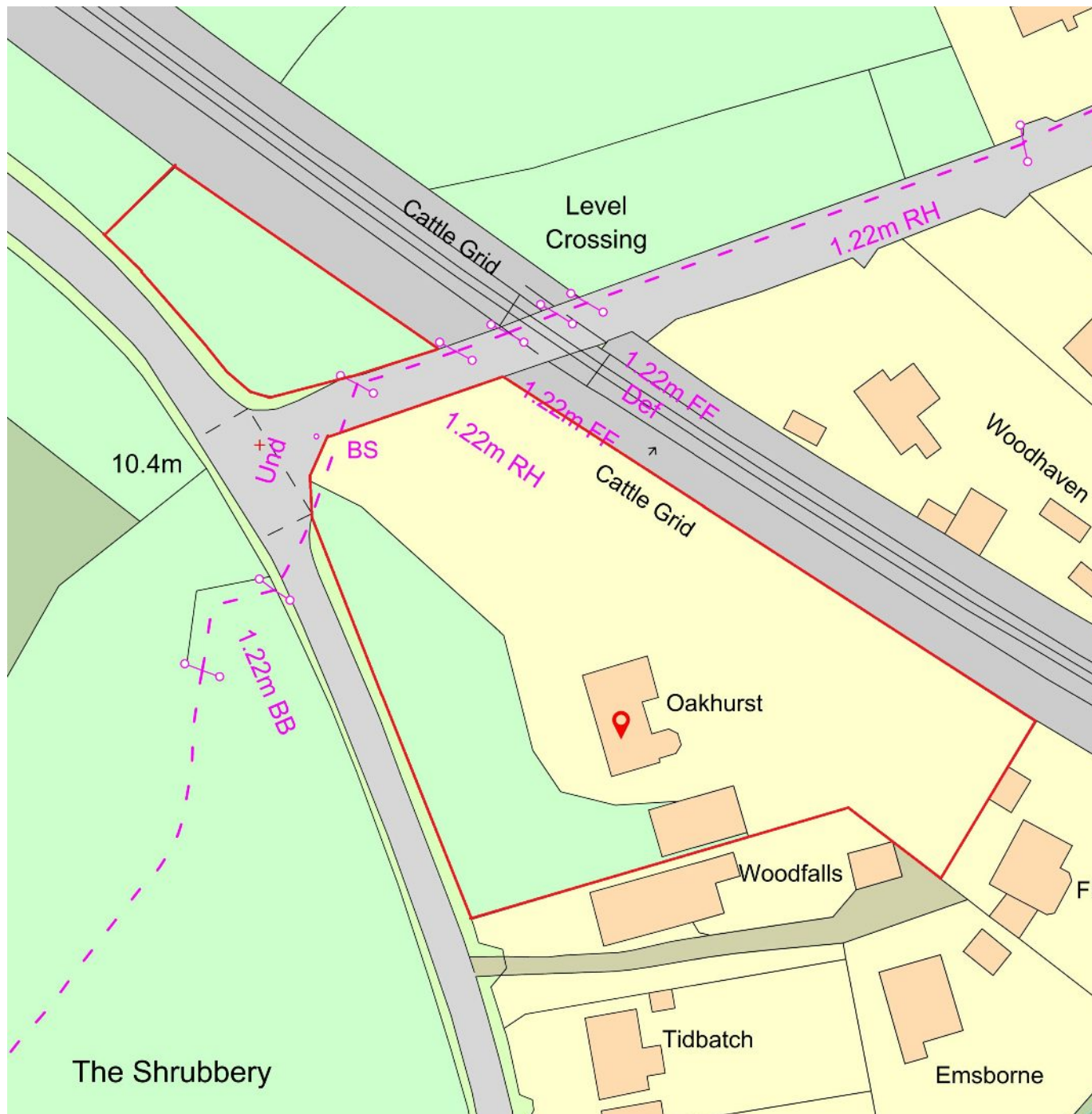
Tenure: Freehold

Services: Mains gas, electricity and water

Drainage: Private

Broadband: Superfast broadband with speeds off 39Mbps is available (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity





The Situation

The property is located in an easily accessible location close to the village of Marchwood, on the eastern edge of the picturesque New Forest National Park.

Marchwood village lies on the western side of Southampton water and offers a range of local amenities and facilities, including local primary and middle schools, a shopping precinct, dentist, doctors surgery and the renowned Pilgrim pub and restaurant.

The charming waterside village of Hythe (3 miles) offers further amenities. There is also a 27 hole golf course in Dibden (2 miles) on the way to Hythe.

Communication links are excellent with rail links in Ashurst and Totton providing access to London. There is also access to the M27/M3 motorway network via the A326.

Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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