



20 Kestrel Close

Marchwood, Southampton, SO40 4XL

SPENCERS
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Some Images have been digitally enhanced and may include CGI furniture for illustrative purposes only. Actual property appearance may differ.



A modern, four bedroom link detached house set towards the end of a quiet cul-de-sac in the popular village of Marchwood. No Chain.

Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Utility Area, Shower Room and Conservatory

First Floor

Landing, Four Bedrooms, Family Bathroom

Outside

Garage, Driveway and Parking Area, Front Garden and Private Rear Garden, Additional Outbuilding/Tandem and Driveway Garage

Guide Price £469,950



FLOOR PLAN

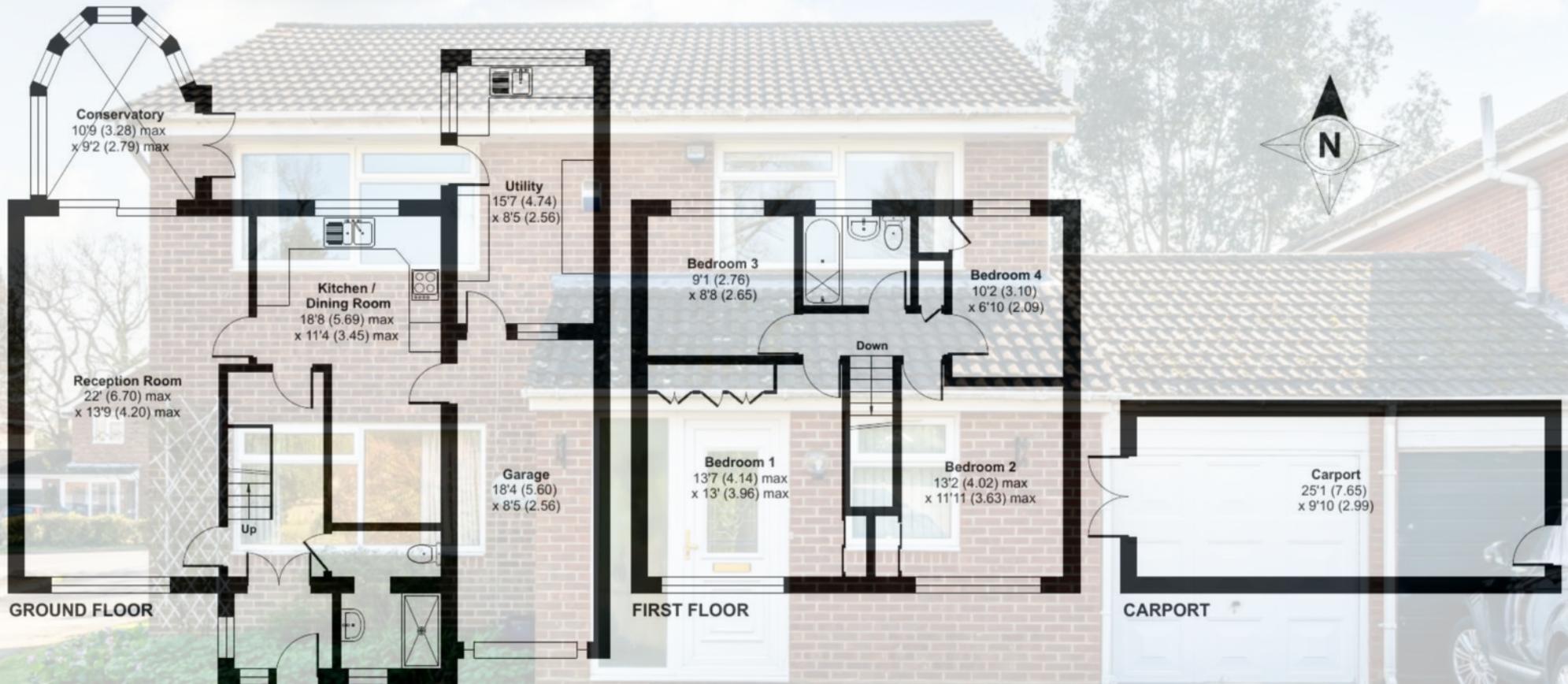
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Approximate Area = 1429 sq ft / 132.7 sq m (excludes carport)

Garage = 154 sq ft / 14.3 sq m

Total = 1583 sq ft / 147 sq m

For identification only - Not to scale





The Property

Tucked away at the head of a quiet cul-de-sac in the ever-popular village of Marchwood, this impressive link-detached residence offers well-proportioned accommodation throughout.

Upon arrival, you are welcomed by an entrance porch, providing a practical space for coats and shoes, which in turn opens into a generous reception hall. From here, the sense of space is immediately apparent. The principal living area/sitting room extends to an open conservatory at the back of the house, creating one large open space for both everyday family life and entertaining guests.

The kitchen/dining room benefits from a range of fitted units and views over the rear garden, while a large, adjoining double aspect utility room and internal garage offer options for a number of uses.

On the first floor, a landing area links to four bedrooms, all of which are served by a family bathroom with bath and shower over. Three of the four bedrooms also benefit from built-in wardrobes.





Outside

To the front aspect, a driveway provides off road parking facilities and access to the integral garage. The front garden is laid to lawn, extending down the side of the property to the rear garden area.

The rear garden offers a perfect space for outdoor recreation and entertaining, being predominantly laid to level lawn with a paved seating terrace for outdoor dining. The garden offers an ideal space for children and is flanked by fence panel boundaries, while enjoying a pleasant southeasterly aspect.

NB. Located at the end of the garden is a rear garage/outbuilding with driveway offering options for a variety of uses, including a home office, gym or ancillary accommodation (subject to the relevant planning consents being granted).

The property is also offered with the benefit of no onward chain.



Location

Marchwood is a highly sought-after village located on the edge of the New Forest National Park and along the western shoreline of Southampton Water. It offers a mix of characterful homes and modern properties, creating a welcoming and diverse community.

The village centre provides a range of everyday amenities, including local shops and well-regarded Infant and Junior Schools, and falls within the catchment for the popular Hounslow School and Applemore College.

For commuters, the A326 offers quick access to the M27, while nearby rail links from Totton and Southampton provide direct services to London Waterloo.

Kestrel Close is ideally positioned close to the coastline and the natural beauty of the New Forest, with excellent opportunities for walking, cycling, water sports, horse riding, and golf at nearby Dibden Golf Centre.



Additional Information

EPC: D Current: 66 Potential: 76

Council Tax Band: E

Local Authority: New Forest

Tenure: Freehold

Services: All mains services connected

Heating: Gas Central Heating

Drainage: Public

Superfast broadband available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

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Important Information

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 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:

A: 7 Market Place, Romsey , SO51 8NB

T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk