



**2 The Hawthorns, Marchwood, Southampton SO40  
4SU**

**£525,000**

An impressive detached house embracing a large corner plot position within a desirable cul-de-sac, offering excellent accommodation with four reception rooms and four generous bedrooms, off-road parking and a spacious enclosed rear garden.

**Tel: 02380 284411**

**[fells-gulliver.com](http://fells-gulliver.com)**



## **Owners Note**

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"We have really enjoyed living in this lovely house for the last 21 years but now is the time to downsize and let a family enjoy all the space it offers".

### **2 The Hawthorns**

#### **Description**

An executive detached house offered in excellent order throughout featuring well-balanced accommodation extending to 1543 sq ft and benefitting from a discrete appointment within a popular cul-de-sac, ideally positioned within Catchment for many highly-regarded schools.

#### **Ground Floor**

The ground floor comprises a spacious living room, a tastefully designed kitchen – breakfast room, a dining room with double doors leading out to the patio area and a family room / home office providing a comfortable and ideal base to work from home, something that is becoming increasingly popular. The ground floor accommodation is completed by a separate utility room and WC.

#### **First Floor**

The first floor occupies four generously sized double bedrooms served by a modern family bathroom. The master suite enjoys an en-suite and built-in wardrobes.

## **External Description**

A particular feature of the home is the spacious and secluded corner plot offering driveway parking to the front of the property, a garage and additional hard-standing to the side ideal for further parking or boat storage. The south-facing rear garden is predominantly laid to lawn with a large rockery and a wonderful patio area abutting the back of the house. The garden can be accessed via the dining room and the pedestrian access from the driveway.

#### **Directional Note**

From Lyndhurst village centre, proceed down the Lyndhurst Road passing through the village of Ashurst and continue over the roundabout. At the next roundabout take the third exit right and proceed through a set of traffic lights. At the second set of traffic lights turn left onto Jacobs Gutter Lane. Continue to the next roundabout taking the first exit onto Normandy Way. Follow this road and then take a right hand turning into Autumn Road, then take the second right and then immediate right into The Hawthorns and number two can be found in on the left hand side.

#### **Viewing**

Strictly by prior appointment please.

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#### **Important Note**

*For clarification we wish to inform prospective purchasers that these particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form any part of a contract. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there is a particular point which is of importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.*

#### **Photographs**

*Photographs are reproduced for information only and do not infer that any items shown are included within the sale.*

#### **Special Note**

*If you would like a valuation on your property, please telephone our Lyndhurst office on 02380 284411 or email lyndhurst@fellsulliver.com*

*Our full register of properties can be seen on the internet [www.fellsulliver.com](http://www.fellsulliver.com)*