



11 Philpott Drive, Marchwood SO40 4XZ

paul jeffreys





A DECEPTIVELY LARGE EXTENDED 4-BEDROOM  
DETACHED FAMILY HOUSE

With secluded L shaped rear garden, 3 reception rooms,  
sun lounge

ACCOMMODATION

Entrance hall, cloakroom, lounge, family room,  
dining room, kitchen, sun lounge, utility, 4 bedrooms,  
en suite shower, family bathroom

**ENTRANCE HALL** Part glazed front door with glazed side panel, radiator, tiled floor, telephone point, stairs with open storage space below, smooth plastered ceiling.

**FAMILY ROOM** c.4.80m x 2.82m (15'9" x 9'3"). Radiator, wood laminate flooring, front aspect bow window, door to hall and glazed double doors leading to:

**DINING ROOM** c.4.72m x 2.82m (15'6" x 9'3"). Tiled floor, radiator, smooth plastered ceiling with recessed downlighters, glazed double doors to lounge and square arch to sun lounge, open access to kitchen.

**LOUNGE** c.3.51m x 3.51m (11'6" x 11'6"). Wood laminate flooring, TV point, rear aspect window, sliding double glazed patio door to:

**SUN LOUNGE** c.4.52m x 2.92m (14'10" x 9'7"). Tiled floor, two radiators, rear aspect windows and glazed double doors leading to rear garden.

**KITCHEN** c.3.61m x 3.51m (11'10" x 11'6"). Comprising stainless steel single drainer 1.5 bowl sink unit with adjoining worktop with plumbing for dishwasher, range of base units with cupboards and drawers with worktops above, range of wall cupboards including two glass fronted display cupboards, pull-out racked storage unit, space for range cooker with stainless steel extractor hood over, rear aspect window, door to:

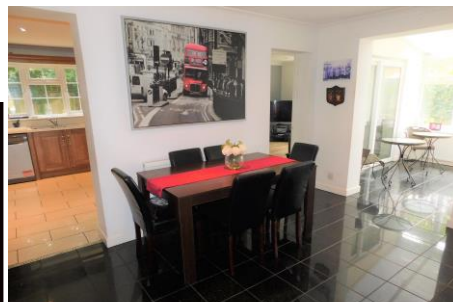
**LOBBY** Tiled floor, UPVC double glazed door to rear garden, open access to utility room and door to:

**CLOAKROOM** Comprising WC, corner wash hand basin, radiator, rear aspect window.

**UTILITY ROOM** c.2.51m x 2.39m (8'3" x 7'10"). Worktop with space & plumbing for automatic washing machine and space for tumble dryer below, one cupboard, space for fridge/freezer, newly installed 'Glow-Worm' gas fired boiler, tiled floor, door leading to store.

**LANDING** Side aspect window, hatch to loft space, smooth plastered ceiling with recessed downlighters, large built in storage cupboard with sliding mirrored doors.

**BEDROOM 1** c.3.51m x 3.20m (11'6" x 10'6"). Radiator, smooth plastered ceiling with recessed downlighters, rear aspect window. **DRESSING AREA** with space for wardrobe, door leading to:



**EN SUITE** Comprising enclosed fully tiled shower cubicle, close coupled WC, free-standing bowl type wash hand basin, chrome heated towel rail, fully tiled walls, rear aspect window.

**BEDROOM 2** c.4.72m x 2.51m (15'6" x 8'3" Room is slightly L shaped). Radiator, two front aspect windows, built in single cupboard, telephone point.

**BEDROOM 3** c.3.30m x 2.62m (10'10" x 8'7"). Radiator, wood laminate flooring, side aspect window.

**BEDROOM 4** c.2.62m x 2.39m (8'7" x 7'10" excl. door recess). Radiator, smooth plastered ceiling with recessed downlighters, wood laminate flooring, rear aspect window.

**BATHROOM** White suite comprising P shaped bath with curved shower screen with 'Galaxy' shower and fully tiled surround, wash hand basin with cupboard below, close coupled WC, tiled floor, chrome heated towel rail, shaver socket, side aspect window.

**OUTSIDE FRONT GARDEN:** Laid with tarmac with parking for approx.. 4 cars, leading to STORE (formerly part of the garage). **REAR GARDEN:** L shaped with lawned area with good degree of seclusion with tall shrubs, bushes and trees on the boundaries. Paved patio and raised decked area.

**COUNCIL TAX BAND** 'D'.

**EPC RATING** 'C' – payable 2020/21 - £1,655.00.

**GROSS SQUARE MEASUREMENTS** 145.1 sq. metres (1562.3 sq. feet) approx.

**TENURE** The agents are advised this property is FREEHOLD.

**NOTE** Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

**NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.**

**DIRECTIONS** Leave Hythe via Southampton Road, after passing Dibden church turn right signposted Marchwood. Proceed along this road over the level crossing, pass the church on the left, follow the road bearing right past Marchwood village centre. Philpott Drive is 2<sup>nd</sup> right, proceed almost to the end and bear left where the property will be seen in the far right hand corner.

**VIEWING STRICTLY BY APPOINTMENT**

**OPEN**  
Weekdays 9.00am – 6.00pm  
Saturday 9.00am – 4.00pm  
Sunday 10.00am – 3.00pm

PMD/HC/08.20

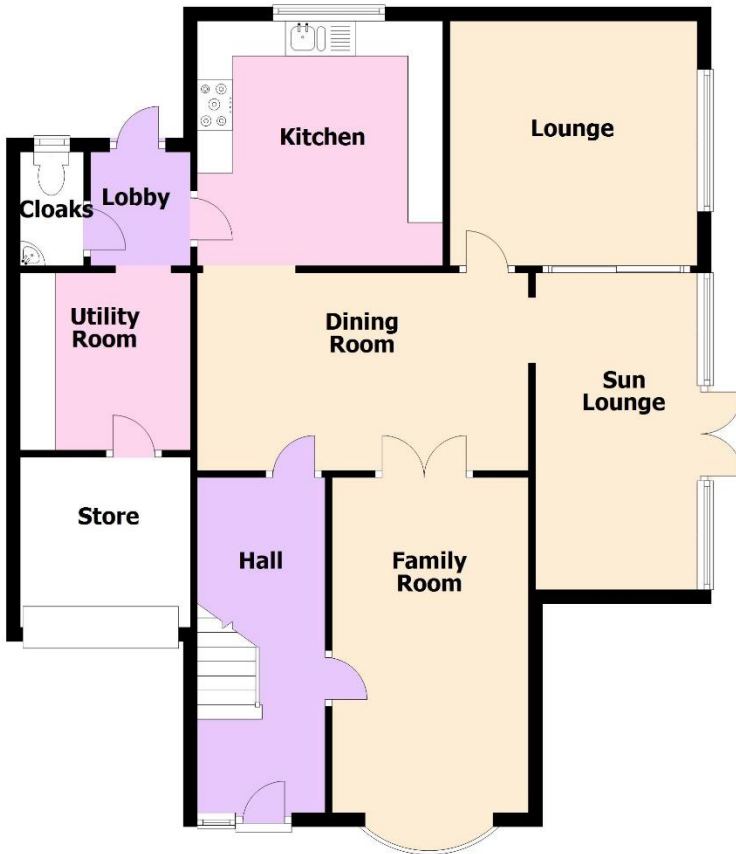






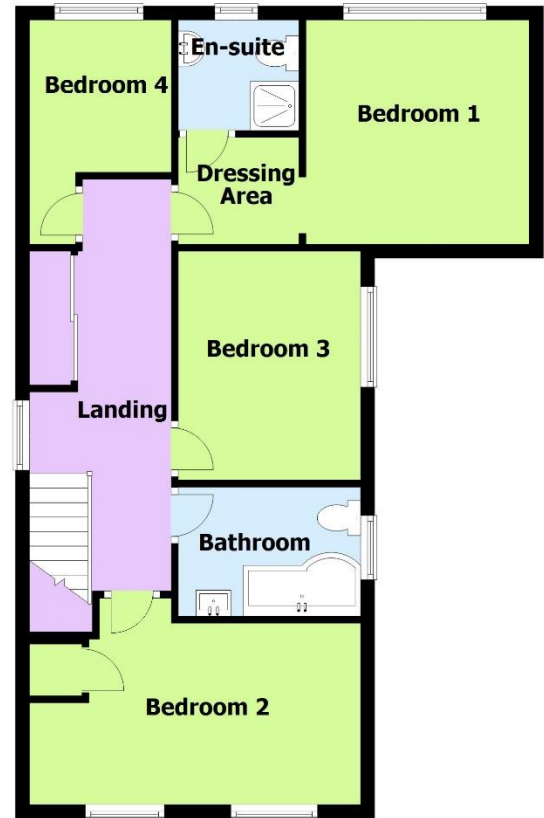
### Ground Floor

Approx. 90.7 sq. metres (976.4 sq. feet)



### First Floor

Approx. 60.9 sq. metres (655.0 sq. feet)



Total area: approx. 151.6 sq. metres (1631.4 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

independent estate agents

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