



4 Baytree Gardens
Marchwood

paul jeffreys

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Marchwood | SO40 4SB

Southampton – 8 miles, Lymington – 10 miles, M27 – 6 miles, Hythe Village – 4 miles
(distances are approximate)

An attractive 4 bed detached house in the heart of Marchwood village centre, with no forward chain.

£475,000

Gas central heating, double glazing, driveway with parking for 2 cars, integral garage, attractive garden, short walk of local shop, pub and takeaways and short drive of New Forest National Park.

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, 4 bedrooms, ensuite, family bathroom.

ENTRANCE HALL UPVC glazed front door, telephone point, radiator, door to:

CLOAKROOM WC, wash hand basin, radiator, front aspect window.

LOUNGE c.5.34m narrowing to 4.37m x 3.76m (17'5" narrowing to 14'4" x 12'4"). 2 radiators, TV point, box bay window, arch to:

DINING ROOM c.3.43m x 2.46m (11'3" x 8'1"). Radiator, UPVC double doors to rear, door to:

KITCHEN/BREAKFAST ROOM c.4.90m narrowing to 2.13m x 3.43m narrowing to 1.91m (16'1" narrowing to 7' x 11'3" narrowing to 6'3"). Range of base units with cupboards and drawers, 'Samsung' dishwasher, 'Neff' oven and gas hob with extractor fan over, 'Samsung' fridge/freezer, worktops, stainless steel one and half bowl sink unit, tiled splashbacks, range of wall cupboards, large larder cupboard, 2 radiators, TV point, tiled flooring, UPVC double doors to garden, door to:

UTILITY ROOM c.2.87m x 1.58m (9'5" x 5'2"). Range of

base units with space for appliance, 'Hotpoint' automatic washing machine, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards with one housing 'Worcester' boiler, tiled flooring, radiator, UPVC door to side, door to integral garage.

LANDING Hatch to loft space, airing cupboard with lagged tank, door to:

BEDROOM 1 c.3.73m x 3.38m (12'3" x 11'1" including wardrobes). Radiator, built in wardrobes, TV point, rear aspect window, door to:

ENSUITE Radiator, WC, wash hand basin in vanity unit, shaver socket, shower cubicle with plumbed in shower and glazed door, extractor fan, side aspect window.

BEDROOM 2 c.4.50m x 2.62m (14'9" x 8'7" including wardrobes). Radiator, built in wardrobe, front and side aspect windows.

BEDROOM 3 c.4.12m x 2.57m (13'6" x 8'5"). Radiator, built in wardrobes, rear aspect window.

BEDROOM 4 c.3.41m narrowing to 2.77m x 2.80m narrowing to 1.37m (11'2" narrowing to 9'1" x 9'2" narrowing to 4'6"). Radiator, telephone point, TV point, front aspect window.



FAMILY BATHROOM WC with concealed cistern, wash hand basin in vanity unit, bath with mixer taps and plumbed in shower over with glazed panel, tiled flooring, front aspect window.

OUTSIDE

FRONT Tarmac drive with parking for 2 cars, shingle and paved area with mature shrubbery and up and over door leading to garage with power and light. Side gate to:
REAR Mostly laid to lawn, patio, garden shed, garden tap, mature shrubbery.

COUNCIL TAX BAND 'E' – payable 2025/26 - £2,868.19

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 123.2 sq. metres (1326.5 sq. feet) approx.

TENURE 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.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

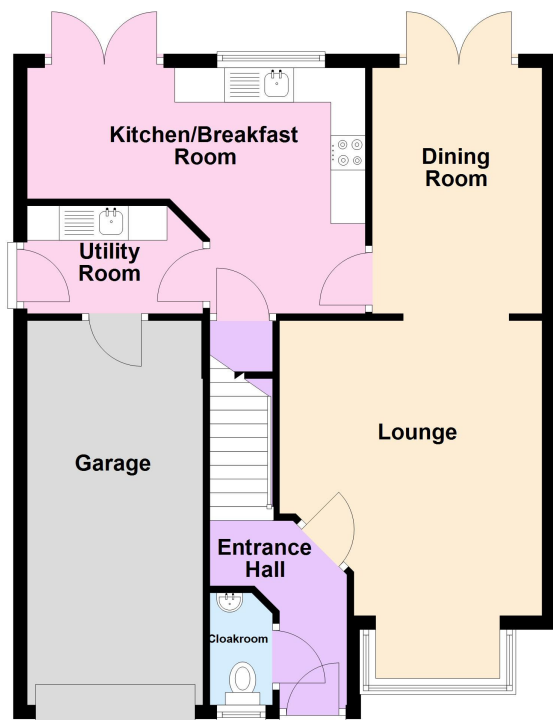
MJD/SW/06.25



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.

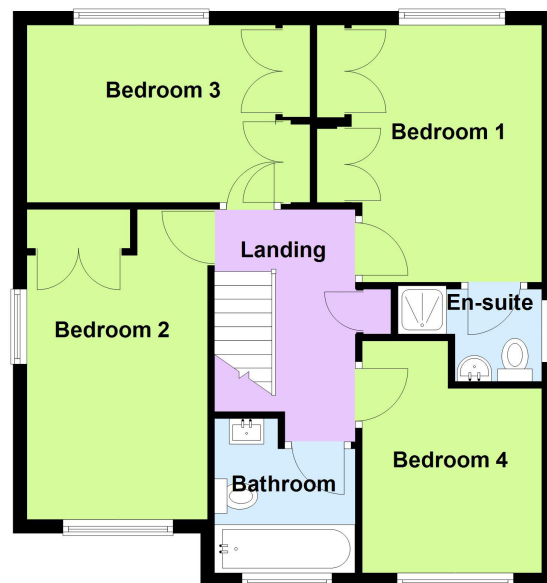
Ground Floor

Approx. 66.1 sq. metres (711.3 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



Total area: approx. 123.2 sq. metres (1326.5 sq. feet)



DIRECTIONS: Leave Hythe via Southampton Road and before the A326 turn right signposted Marchwood and proceed along this road to the centre of Marchwood, turning left after The Roebuck, turn left signposted to village centre and then take the second left just before the White Horse and into Baytree Gardens and the property will be found towards the end on the right hand side.

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