



45 Tides Way | £240,000  
Marchwood, Hampshire, SO40 4LE





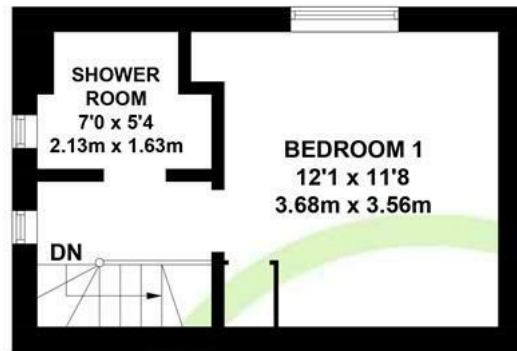
45 Tides Way  
Marchwood, Hampshire, SO40 4LE

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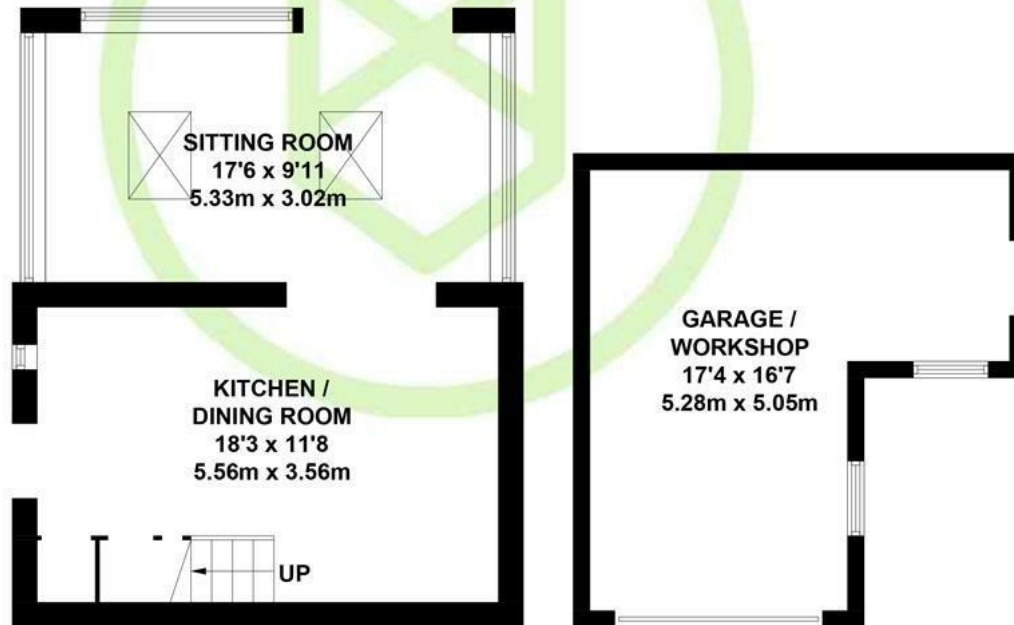


## Summary

This impressive one bedroom corner house enjoys a quiet cul-de-sac location in the popular village of Marchwood and is offered to the market with no onward chain. The extended accommodation offers a double bedroom and modern shower room on the first floor, complemented by the open plan kitchen and dining area which flows into a spacious sitting/family room. Off road parking is available on the driveway as well as a large detached garage and workshop. The enclosed and private rear garden is low maintenance, ideal for entertaining with a bbq area and pergola.



**FIRST FLOOR**



**GROUND FLOOR**

(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 401 SQ FT / 37.3 SQ M  
FIRST FLOOR = 212 SQ FT / 19.7 SQ M  
GARAGE / WORKSHOP = 225 SQ FT / 20.9 SQ M  
TOTAL = 838 SQ FT / 77.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1221757)

## Features

- An impressive one bedroom corner house
- Extended accommodation
- Open plan kitchen and dining area
- Spacious sitting/family room with vaulted ceiling
- One double bedroom
- Modern shower room
- Off road parking
- Large detached garage and workshop
- Enclosed and private rear garden
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# 45, Tides Way, Marchwood, Hampshire, SO40 4LE

## Ground Floor

The covered entrance and part glazed front door opens into the spacious open plan kitchen and dining area with a useful range of storage cupboards under the stairs. The stylish fitted kitchen offers a range of shaker style wall and base units with oak effect worksurfaces which complement the tasteful decor. Integrated appliances include a single oven and electric four burner hob with plumbing and space for a slimline dishwasher and a washing machine. The dining area flows in to the generous sitting/family room which spans the width of the property, with a vaulted ceiling overlooking the private gardens with access out via glazed French doors.

## First Floor

The landing allows access to the loft space via a hatch and serves the double bedroom which houses the shelved airing cupboard and gas fired boiler. A sound system is fitted with ceiling speakers and a wall mounted control panel. The modern and fully tiled shower room features a large shower cubicle, vanity unit with mounted wash basin and mirrored medicine cabinet over, wc and heated towel rail.

## Parking

Off road parking is available on the gravel driveway fronting the detached garage and adjoining workshop, fitted with power, light and an up and over door.

## Outside

A secure side gate accesses the private and enclosed rear garden with a shingle entertaining area, pergola and fitted BBQ. To the rear is a paved courtyard and bin store with access via a side door into the workshop and garage.

## Location

Marchwood is a popular Hampshire village situated on the fringes of the New Forest National Park and on the Western coast of Southampton Water. The A326 affords direct and fast access onto the M27 allowing a commute to London or the South coast with rail links at Totton or Southampton providing direct lines to London Waterloo. Marchwood offers many local amenities with a village centre and parade of shops, a junior school and two secondary schools nearby at Hounsdown and Applemore.

## Sellers position

No onward chain

## Heating

Gas fired central heating

## Infants & Junior School

Marchwood Ce Infant School & Marchwood Junior School

## Secondary School

Applemore College

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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