



Beaulieu Road, Marchwood, Southampton, Hampshire, SO40 4UQ





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Nestled on the outskirts of the New Forest National Park, this contemporary and eco-friendly family home stands as a testament to thoughtful design and sustainable living.



- An impressive three-bedroom detached family residence
- Generously proportioned rooms throughout
- Stylish interior with quality fittings and exquisite decor
- Eco friendly air source heat pump and solar panels with battery pack
- Stunning kitchen/dining room
- Large utility room and guest cloakroom
- Sitting room, family room/snug and conservatory
- Extensive off-road parking and detached garage
- Enclosed sunny rear garden with beautiful views over adjacent farmland
- Ideally situated between Southampton Water and the New Forest National Park



ACCOMMODATION

Nestled on the outskirts of the New Forest National Park, this contemporary and eco-friendly family home stands as a testament to thoughtful design and sustainable living. Further enhancing its eco-friendly credentials, the property features an array of solar PV panels installed by the owner, not only reducing environmental impact, but also generating impressive returns, making it an attractive investment for the environmentally conscious buyer. Impeccably renovated by the current owner, it offers a harmonious blend of modern aesthetics and eco-conscious features. The interior impresses with its spacious living accommodation and high-quality fittings, a true reflection of the owner's dedication to craftsmanship. Upstairs, three double bedrooms provide ample accommodation and built-in storage. The well-proportioned family bathroom serves the bedrooms. Downstairs, the entrance hallway provides a welcoming ambiance, leading to the superb country style kitchen/dining room, which has a comprehensive range of wall and base units with complementing work surfaces over and is further enhanced by a separate large utility room with a range of sleek units and door to the patio terrace, adding to the charm and functionality, without compromising on style. The dining room displays a feature brick fireplace with a charming wood burner for extra comfort and ample room for a dining suite. The stylish sitting room is ideal for gatherings and everyday living and benefits from a feature fireplace as the focal point to the room. A snug/family room and conservatory provide additional reception space. Externally, the property offers extensive parking on the driveway, supplemented by a garage and lockable store/office, ensuring convenience and security for residents. The rear garden, bathed in sunlight in the summer months, offers a serene retreat with various spaces for relaxation and entertainment, overlooking picturesque farmland. In summary, this eco family home presents a rare opportunity to embrace sustainable living without sacrificing comfort or style. Its idyllic location on the fringes of the New Forest National Park and Southampton Water adds to its appeal, offering a tranquil retreat amidst nature's beauty.




SITUATION

The property is situated within the hamlet of Ipley and is only four miles from the lovely village of Beaulieu, which has been rated amongst the 20 most beautiful villages in the U.K, located on the south-eastern edge of The New Forest National Park, which occupies approximately 200 square miles of stunning and diverse landscapes. With dense ancient forest and over 10000 hectares of heathland, this gorgeous destination offers wide open vistas, meandering rivers, historic and architecturally significant buildings, picturesque villages. It is a major leisure destination popular with walkers, horse riders, cyclists and sailors. Famous for its freely roaming iconic New Forest ponies, donkeys, cattle, sheep and pigs, this magical corner of the country offers something for everyone and a lifestyle many aspire to. Each village has its unique characteristics but all enjoy the backdrop of breath-taking scenery and a welcoming and strong community spirit. Each passing season is spectacular and the healthy array of pubs, restaurants and boutique shopping ensure all year-round entertainment.

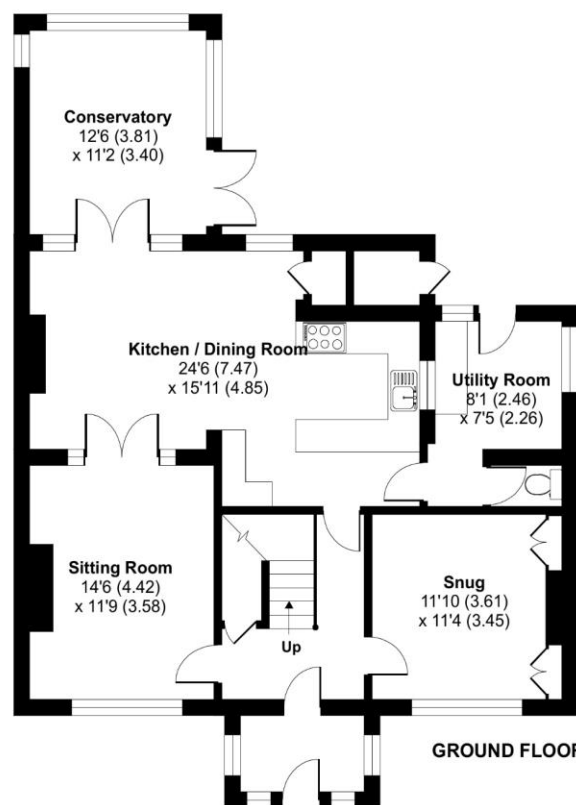


The nearby waterfront town of Hythe offers an array of leisure activities from horse riding to water sports. It offers a full range of local amenities including shops, restaurants, with the stylish Hythe Marina and local schooling for ages close by, as well as Applemore Sports Centre and a superstore. Easy access to the A326 leads to the M27 motorway providing fast links to the south coast and London. For rail commuters, Ashurst is conveniently positioned including shops, restaurants, public houses and train station with a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	88	91
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 1654 sq ft / 153.7 sq
 Outbuilding = 254 sq ft / 23.6 sq
 Total = 1908 sq ft / 177.2 sq
 For identification only - Not to s



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1083909





LOCAL AUTHORITY
New Forest District Council

COUNCIL TAX BAND
E

GUIDE PRICE
Asking Price £750,000

TENURE
Freehold Agents Note - Private drainage via Septic Tank