

# Gardeners Cottage

*Marchwood Park, Marchwood, SO40 4DA*

SPENCERS







*A delightful Grade II Listed Gardeners cottage situated in a secluded and peaceful location surrounded by impressive walled grounds and gardens approaching ¾ of an acre. This wonderful three bedroom double fronted cottage, boasts character and charm and offers fantastic further potential.*

## The Property

You enter the property through a covered storm porch through the main front door which is accessed through the garden. As you enter the property you are greeted with stairs leading to the first floor and doors either side leading into both the main reception room and the downstairs third bedroom which could equally be used as an ideal study or snug.

The sitting room equally provides double aspect views across your gardens, an inset log burner and a feature exposed brick wall adding to the warmth and charm of the property.

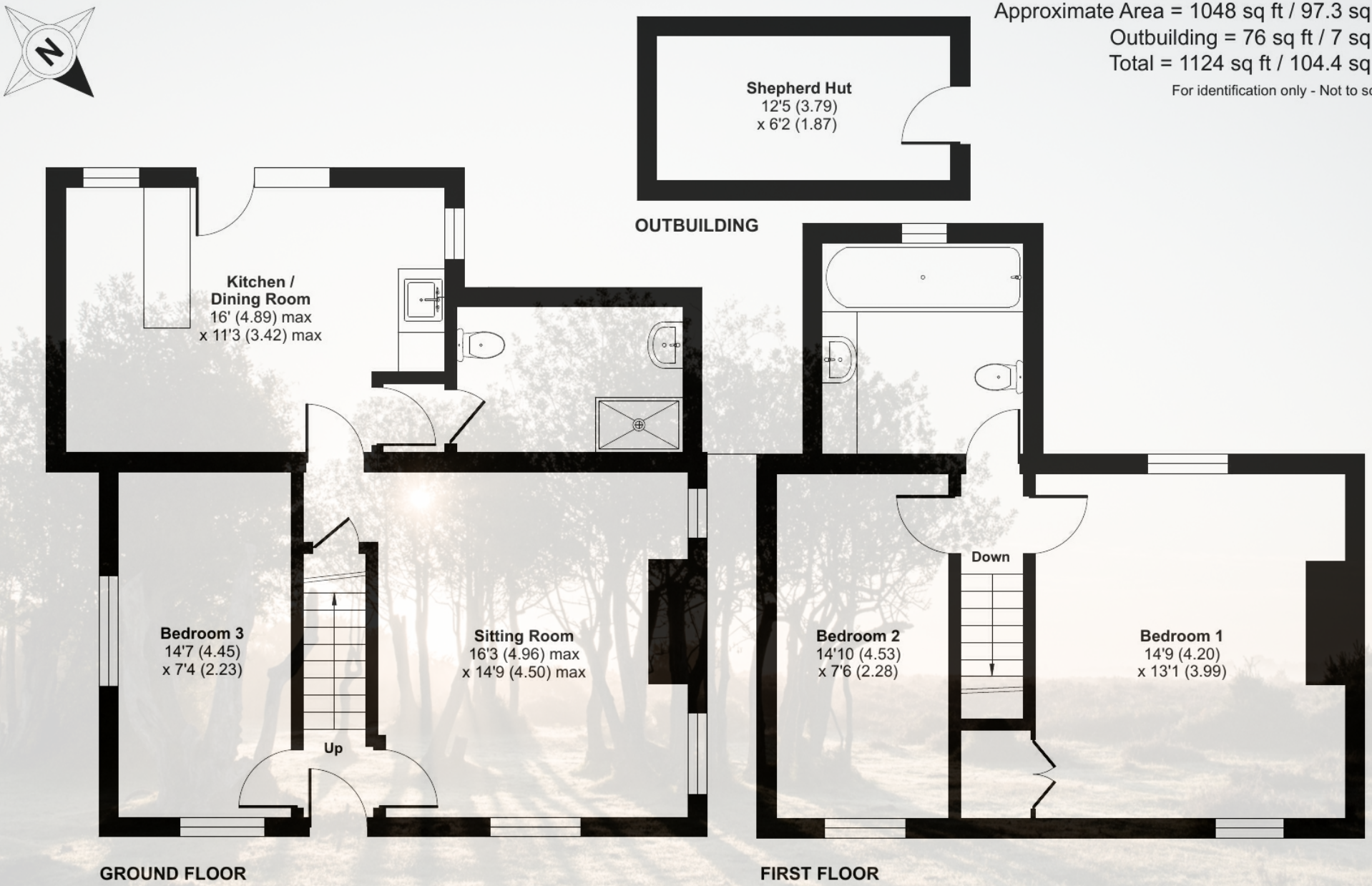
The kitchen is situated to the rear of the sitting room offering bespoke hand crafted kitchen units with a large island. A useful shower room sits from the kitchen servicing the third bedroom on the ground floor.

Stairs from the main hallway lead to the first-floor landing where you are met with a large double bedroom with feature fireplace, inbuilt wardrobe and views over the garden. Another double bedroom sits across the landing equally providing lovely views over the grounds. Both bedrooms on the first floor are serviced by a further three-piece family bathroom.

***£525,000***

3 1 2

Approximate Area = 1048 sq ft / 97.3 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 1124 sq ft / 104.4 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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## Grounds & Gardens

The properties grounds and gardens are the key feature to this wonderful home, steeped with history and character. Approaching via a large gated entrance into the substantial walled garden offering large areas of lawn, vegetable patches and furthermore foundations and footings to the historic outbuildings of the grounds. These were once the old melon houses, brick built green houses and further outbuildings.

An archway through the wall leads you to a further private garden which fronts the property. This garden is primarily laid to lawn and is surrounded on one side by the 7 ft wall with fruit tree climbers and fencing on the other. A patio area stretches the width of the house to the front, a delightful seating area.











## Additional Information

Tenure: Freehold
Energy Performance Rating: F Current: 27 Potential: 75
Council Tax Band: D

Services: Mains electric and water
Private drainage: Septic tank
Heating: Biomass Boiler

Property Construction: Standard Construction
Flood Risk: Very Low

Standard broadband with speeds of up to 22 Mbps is available at the property (Ofcom).

## Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





**For more information or to arrange a viewing please contact us:**

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