



**1 Boardwalk Way, Marchwood, Southampton SO40 4AJ**

**Winkworth**



## MODERN THREE/FOUR BEDROOM FAMILY HOME

This three/four-bedroom family home is located in Marchwood, a charming and peaceful village with a strong sense of community. It is a lovely place to live for those who enjoy a quiet, community-oriented environment with access to both nature and local culture. It's location along Southampton Water and the River Test offers scenic views and easy access to outdoor activities. Local amenities include the village centre with shops, a primary school, community centre, well regarded family pub and recreation opportunities. Additionally, the proximity to the open forest is great for nature lovers and dog walkers alike.

This well-presented townhouse is ideally located in Marchwood. The bright and spacious accommodation begins with an entrance hallway leading to a well-equipped kitchen, which features a central island/breakfast bar and bi-fold doors that open onto the rear garden. A convenient utility room complements the kitchen. Also on the ground floor is a further reception room, which could serve as a playroom, office, or even a fourth bedroom. Completing the ground floor is a cloakroom. The first floor offers a generous double-aspect lounge with a feature Juliet balcony, bedroom three, and a shower room. On the second floor, you will find the principal en-suite bedroom, as well as bedroom two. This wonderful property offers an abundance of flexibility, making it ideal for a variety of needs.

Outside, the property benefits from allocated parking, with additional visitors' parking also available. To the rear, the fully enclosed low-maintenance garden features a decked area, perfect for al fresco dining, while the remainder of the garden is paved for ease of upkeep.

- All Mains Utilities
- Ultrafast Broadband Available
- Council Tax Band – E – New Forest DC
- No onward chain



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**Address: 1 Boardwalk Way,  
Marchwood, Southampton SO40  
4AJ**

**Council Tax Band: 'E' NFDC  
EPC: C  
Tenure: Freehold**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Winkworth

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