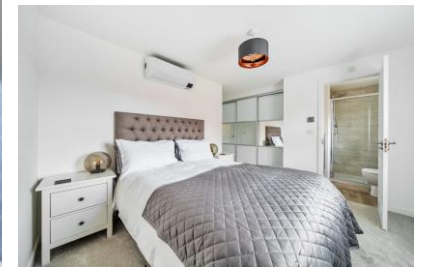




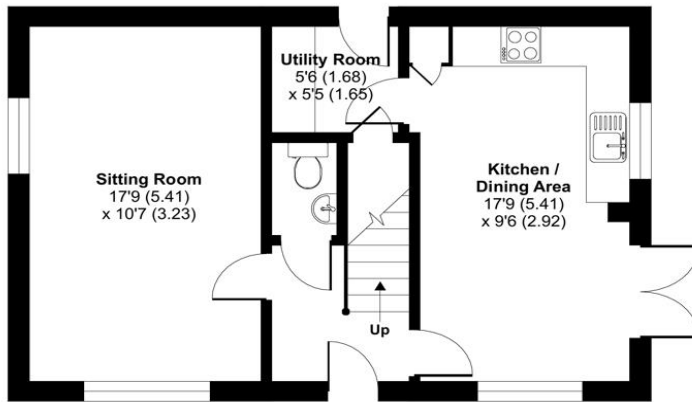
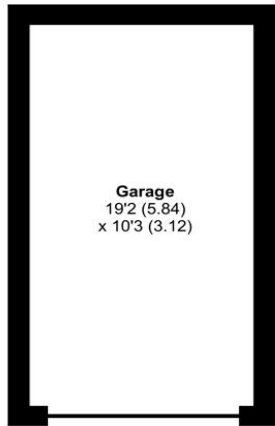
Hamble Rise, Swanmore, Southampton, Hampshire, SO32 2FS



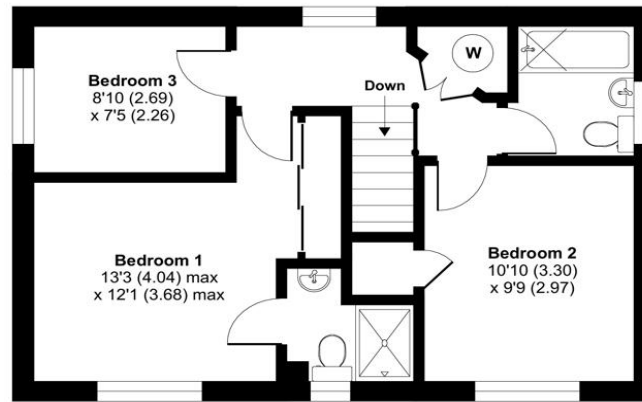
ACCOMMODATION

A modern and spacious three-bedroom detached home that has been meticulously upgraded and offers well-balanced living accommodation throughout, positioned in the sought-after Oakhill Gardens Development in Swanmore. The home begins with an impressive entrance hallway opening out into the large double aspect sitting room with tailored shutters for each window. The home then flows seamlessly to the rear, where you will find the expansive kitchen/dining room with stylish wood-effect flooring. The kitchen features a range of sleek, high-specification, wall and base units with under cabinet lighting, a wine cooler and a filtered water tap, with complementing work surfaces over. French doors provide access to the patio terrace. Additionally, there is a well-equipped utility room for extra storage. A guest cloakroom completes the ground floor accommodation. The first floor continues to impress with three bedrooms. The principal bedroom includes a modern en-suite shower room and has also been fitted with an air-conditioning unit. An immaculate additional bathroom serves the remaining bedrooms. The private garden displays a large patio terrace, ideal for al fresco socialising. Two car parking spaces and a garage can be located to the rear of the property.

Approximate Area = 986 sq ft / 91.6 sq m
 Garage = 198 sq ft / 18.4 sq m
 Total = 1184 sq ft / 110 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for Charters Estate Agents Limited. REF: 1054803



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	84
(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	

SITUATION

The picturesque village of Swanmore is nestled in the Meon Valley and is popular with families, being within walking distance of the local primary school and secondary schools. The property enjoys accessibility to the local amenities including the well-regarded village public house. Swanmore College has a leisure centre that provides a gym, classes and tennis courts for community use. The property is within a short distance of Meon Valley Country Club which its extensive leisure and golfing facilities. Communications are excellent with the M3, A34 and M27 within easy reach providing access to London and the south coast.



SPECIFICATION

- Modern, detached three-bedroom home on a prestigious development
- Situated in the sought-after village of Swanmore, within the Meon Valley
- Beautifully presented accommodation throughout
- High-specification kitchen/dining room
- Double aspect sitting room
- En-suite shower room and airing conditioning unit to the principal bedroom
- Private driveway and garage
- Rear garden with patio terrace and lawned area

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - E

ASKING PRICE

£475,000

TENURE

Freehold

Annual Estate Management Charge - £280.00