



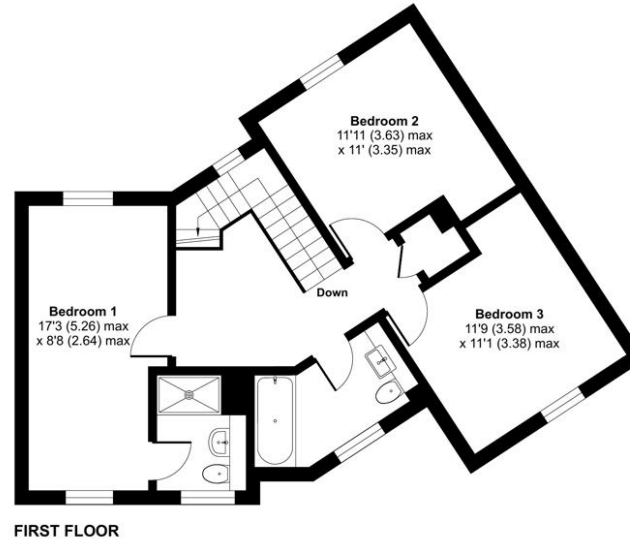
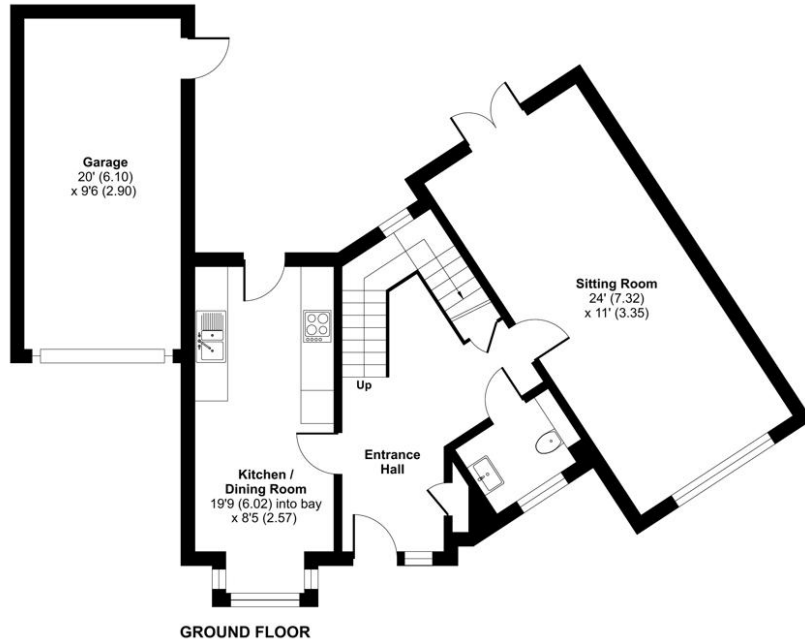


ACCOMMODATION

Featuring a striking contemporary design, this three-bedroom detached home offers generous living space, set in a cul de sac in the very popular village of Swanmore., on the edge of The South Downs National Park. The smartly presented interior includes a living/dining room and a good size kitchen/breakfast room on the ground floor, with the additional benefit of a cloakroom and a particularly roomy entrance hall, all with parquet style flooring. Upstairs there are three double bedrooms ideal for growing families, with an en-suite to the principal bedroom, and a family bathroom serving the remaining bedrooms. Outside there is a driveway to the side leading to a garage. The rear garden is mainly lawn with shrub borders, a patio off the back of the house, and a decking area to the back, creating two separate areas for al fresco entertaining. The property is set in a great location, just a few minutes walk from the local recreation ground, the village shop, and local schools.



Approximate Area = 1267 sq ft / 117.7 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1457 sq ft / 135.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	87	96
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Charters Estate Agents Limited. REF: 1038710



SITUATION

Situated in an exclusive development within the picturesque village of Swanmore, nestled in the Meon Valley. The property enjoys accessibility to the local amenities including the well regarded local Primary school, village Pub and 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.

Scan the QR code to find out more information about this property.



SPECIFICATION

- Three-bedroom detached house
- Striking contemporary design
- Garage and driveway
- Village location
- Living/dining room
- Kitchen/breakfast room
- Two bathrooms

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

ASKING PRICE £485,000

TENURE

Freehold