



Swanmore Road, Swanmore, Hampshire, SO32 2QH



## ACCOMMODATION

An attractive, very spacious, and individual chalet style home set in a lovely village location in Swanmore on the edge of The South Downs National Park. The accommodation is very flexible with four good sized bedrooms on the first floor, with the principal bedroom benefiting from an en-suite shower room as well as a large family bathroom and five reception rooms on the ground floor lending themselves to a variety of options. Currently, the living accommodation comprises a large family room to the front with a beautiful bay window; a separate sitting room which flows through to the dining room and out into the garden room at the rear of the property. Additionally, there is a spacious kitchen/breakfast room, a separate utility room, downstairs bathroom and a study on the ground floor. Externally, the property has a good size front garden and is approached by a shingled driveway leading to a single garage. A sideway leads through to the rear garden which is mainly laid to lawn with a patio area and mature borders providing a good degree of privacy.



Approximate Area = 235.3 sq m / 2533 sq ft (Including Garage)  
Including Limited Use Area (17.7 sq m / 190 sq ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	
	67	80

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 281768

### SITUATION

The picturesque village of Swanmore, 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 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.



**SPECIFICATION**

- Individual chalet style home
- Very spacious - 2500 sq ft
- Super village location
- Four bedrooms
- Five reception rooms
- Large frontage with ample parking

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: G

**GUIDE PRICE**

Guide Price £915,000

**TENURE**

Freehold