



Donigers Dell, Swanmore, Southampton, Hampshire, SO32 2TL





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This superb four bedroom detached family home sits on a very generous plot of approximately a third of an acre in one of the most sought after cul de sacs in Swanmore village, and is offered with no onward chain.



- Very sought after location
- Large third of an acre plot with wooded backdrop
- Four bedroom detached home
- Three separate reception rooms
- Spacious entrance hall
- Two bathrooms
- Double garage
- Leafy, quiet cul de sac
- No onward chain

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ACCOMMODATION

The house has a sizeable frontage and is approached by a gravel driveway with a turning space, leading to the double garage and an entrance porch. You are welcomed by a large open hall giving access to all ground floor reception rooms - a living room with a wood burning stove, a dining/family room (with interconnecting double doors to the living room for entertaining), and a study/office. The kitchen is contemporary and comprehensively fitted including a breakfast bar unit, and a cloakroom completes the ground floor. Upstairs are the four double bedrooms, the principal suite benefitting from built in wardrobes and a modern en suite shower room. The remaining bedrooms are served by a four piece family bathroom with both bath and shower enclosure. The gardens and the location of this home are very appealing, being set towards the end of a pretty, leafy and quiet cul de sac yet just a few minutes walk from local pubs and the village shop. The rear garden is a good size and is neatly landscaped with lawn, patio/seating areas, and some mature trees and plants to the rear. A gateway and steps lead up to a further wild garden area with numerous trees making a wonderful peaceful retreat.



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.

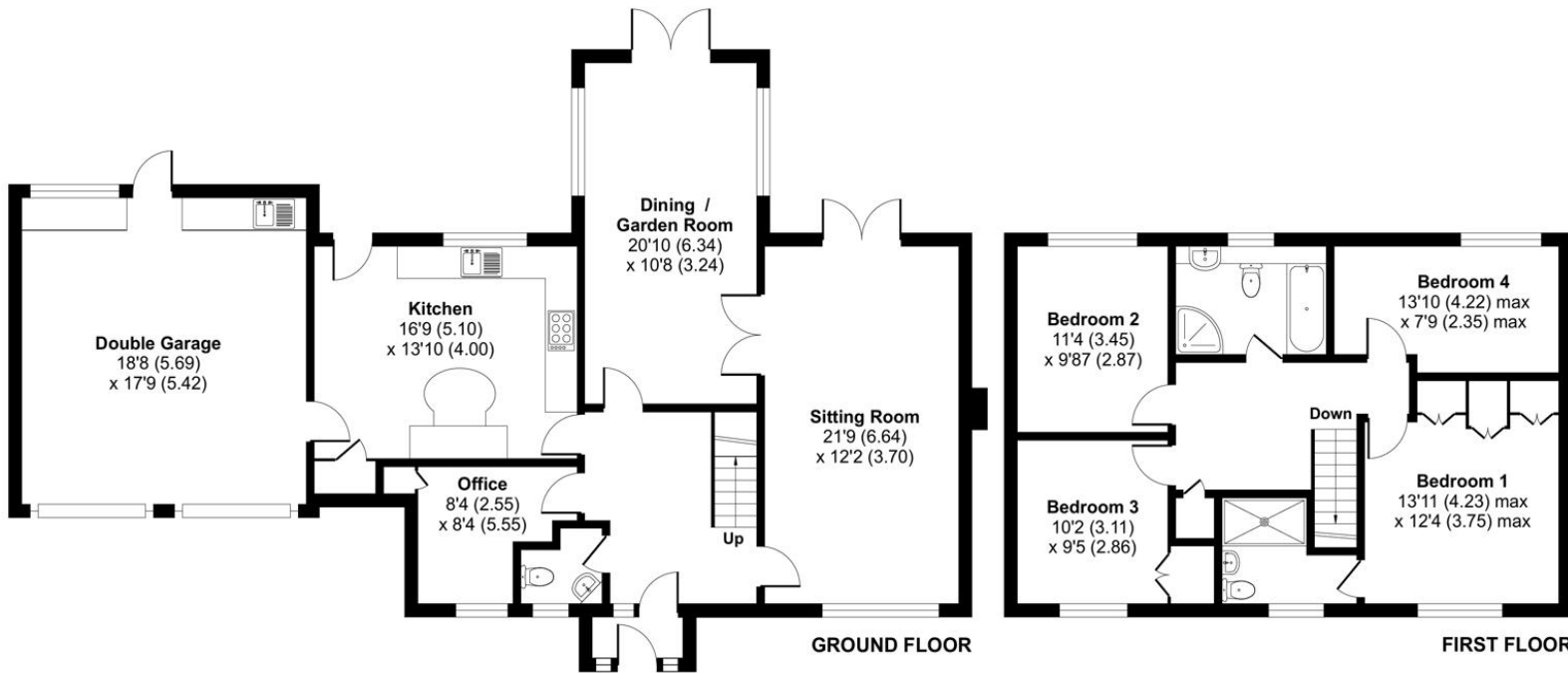






Approximate Area = 1708 sq ft / 158.7 sq m
 Garage = 332 sq ft / 30.8 sq m
 Total = 2040 sq ft / 189.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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	
		70	82



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LOCAL AUTHORITY

Winchester
Council Tax Band G

ASKING PRICE £899,950

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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