

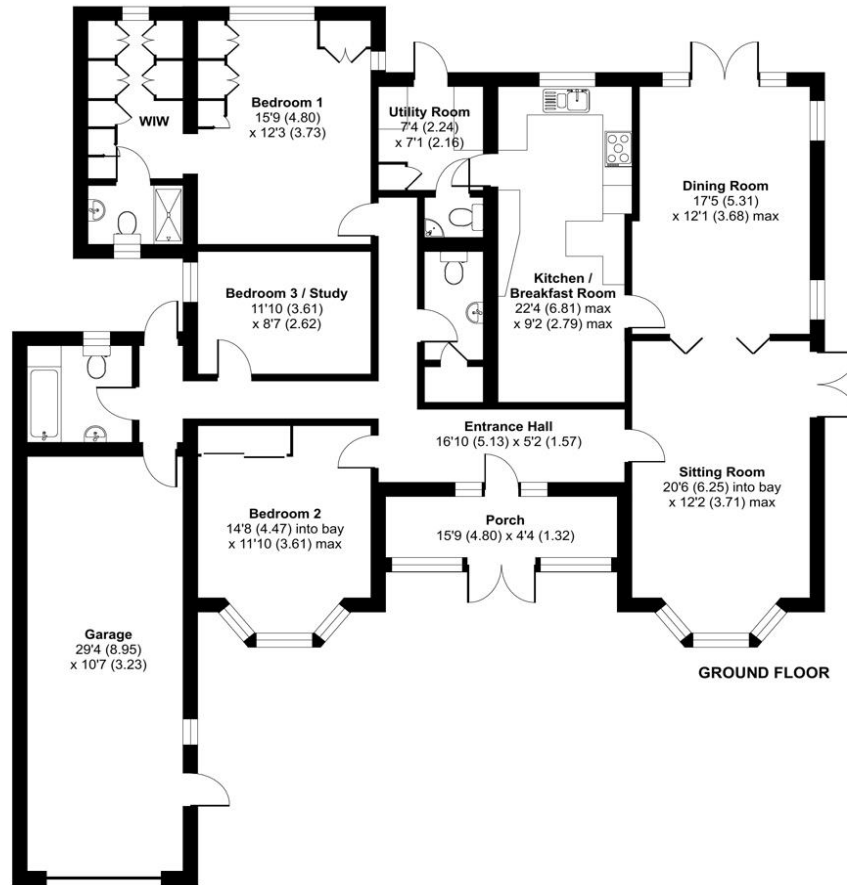


Church Road, Swanmore, Southampton, Hampshire, SO32 2PU



ACCOMMODATION

A wonderfully spacious three-bedroom detached bungalow, set in a lovely village location, with excellent potential to further improve. The property is entered via a large enclosed porch which opens into the entrance hall. To the right is the 20' x 12' sitting room with bay window and double doors out to the side of the property. The sitting room flows seamlessly into the separate dining room. The kitchen/breakfast room overlooks the rear garden, and is accompanied by a handy utility room with W/C. This property boasts three large double bedrooms with the principal bedroom featuring a walk-in wardrobe/dressing area and a contemporary en-suite bathroom. The two additional bedrooms are both serviced by the family bathroom, with a second cloakroom in the hall to add convenience. Outside, the property sits in a generously sized plot with mature gardens to the front, side and rear. A large driveway allows off road parking for multiple cars, and in turn provides access to the sizeable garage. The property is set within a short walk of the local village shop, church, schools and pub, and would make a wonderful home for growing families or downsizers alike.



Approximate Area = 1746 sq ft / 162.2 sq m
 Garage = 312 sq ft / 29 sq m
 Total = 2058 sq ft / 191.2 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 | 73 | 81 |
| (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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1108812



SITUATION

The picturesque village of Swanmore is a popular location with families nestled in the Meon Valley. The property enjoys accessibility to the local amenities including a playground, the well regarded local primary school and Swanmore College for secondary education with a leisure centre that provides a gym, classes and tennis courts for community use. The village pub and Meon Valley Country Club with its extensive leisure and golfing facilities is within a short distance. Swanmore is ideally placed to enjoy all that Hampshire and the south coast has to offer, from its beautiful countryside walks and coastline to its traditional villages, vibrant towns and cities. Winchester, Southampton and Portsmouth are all under 30 minutes away. Communications are excellent with the M3, A34 and M27 within easy reach providing access to London.



SPECIFICATION

- Spacious detached bungalow
- Three double bedrooms
- Principal bedroom with ensuite and walk in wardrobe
- Garage and ample off-road parking
- Mature gardens
- Lovely village location

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE

Asking Price £800,000

TENURE

Freehold