



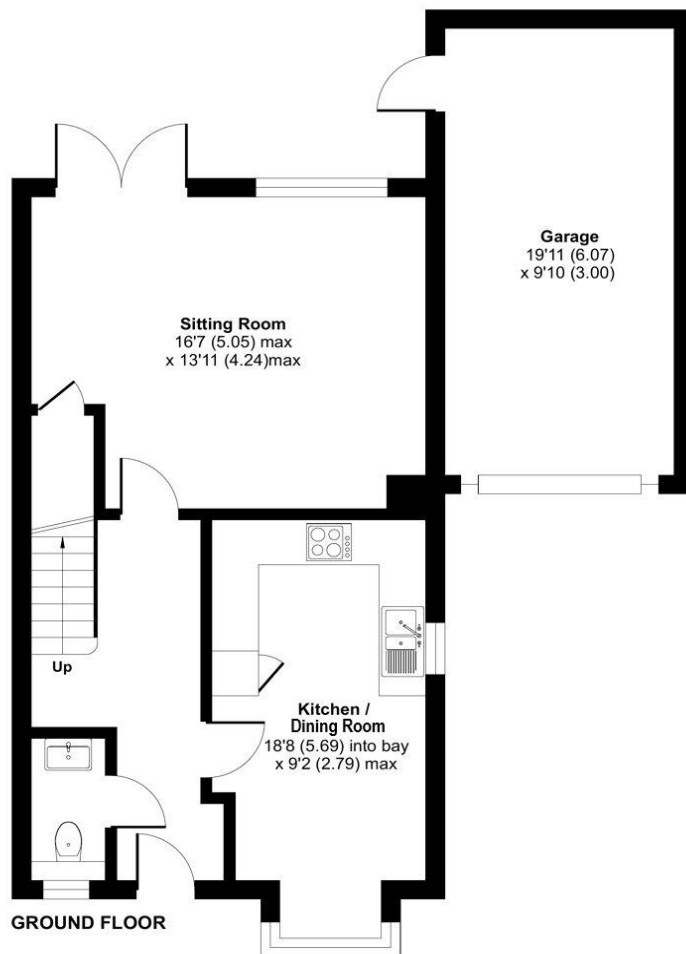
Brook Close, Swanmore, Southampton, Hampshire, SO32 2FP



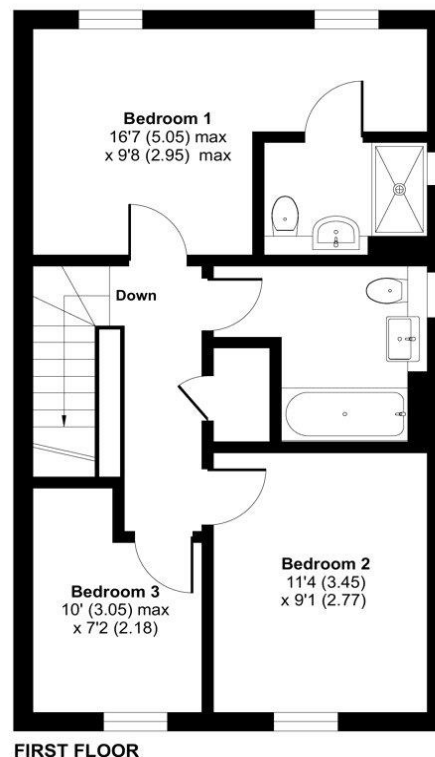


## ACCOMMODATION

Wonderful opportunity to acquire an incredible three double bedroom link-detached property positioned in a quaint cul de sac. This home has been presented to a premium quality and offers plenty of versatile living space. A light and spacious entrance hall greets you into the home and opens up into the kitchen/dining room. The kitchen features a range of high-quality specification units including integrated appliances such as fridge/freezer, washing machine and dishwasher. A spacious sitting room is located to the rear of the property with French doors that open out on to the private garden. A cloakroom completes the downstairs accommodation. To the first floor, the principal bedroom is the highlight, featuring an ensuite shower room. The second and third bedrooms are also good sizes with plenty of space for additional storage. Both bedrooms are served by a family bathroom. The south west facing garden has been maintained to a high standard with a small patio area to enjoy the evening sun and a low maintenance artificial lawn. There is a private driveway and garage to the side of the home which includes space for multiple cars.



Approximate Area = 1046 sq ft / 97.1 sq m  
Garage = 196 sq ft / 18.2 sq m  
Total = 1242 sq ft / 115.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>86</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		
England, Scotland & Wales	EU Directive	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1040560



## SITUATION

The picturesque village of Swanmore, nestled on the edge of The South Downs National Park in the Meon Valley, is set between the popular towns of Bishops Waltham and Wickham. The property enjoys easy accessibility to the local amenities including the well-regarded local schools, village shop and pubs, and is within a short drive of the cathedral city of Winchester. Communications are excellent with the M3, A34 and M27 within easy reach providing access to London and the south coast.





### **SPECIFICATION**

- Link-detached home
- Three bedrooms
- Offered with no forward chain
- Private driveway
- Garage
- Modern kitchen
- En-suite and family bathroom
- Low maintenance garden
- Close to schools & local shops

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

### **GUIDE PRICE**

Asking Price £450,000

### **TENURE**

Freehold

Annual Estate Management Charge £350