



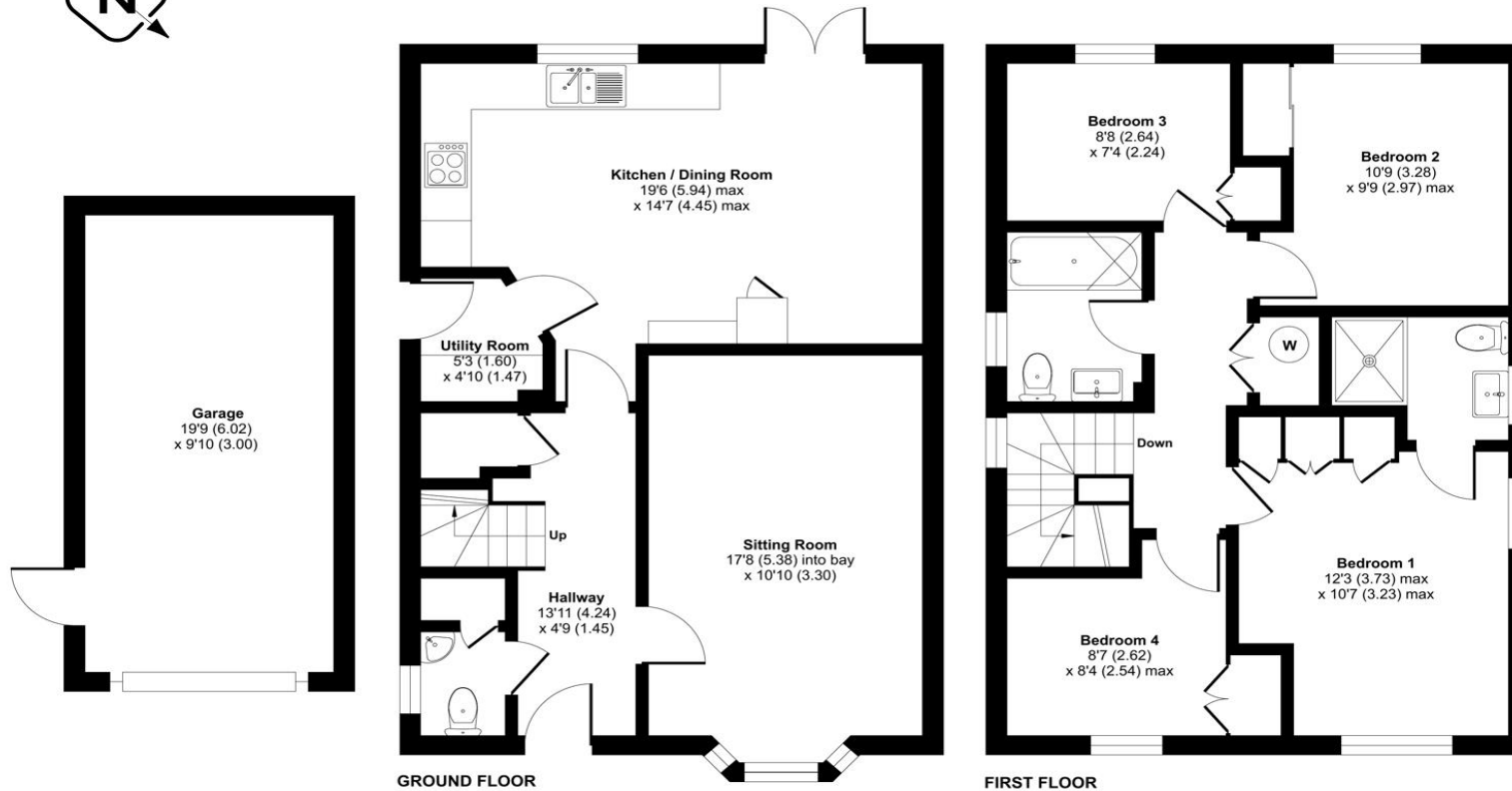
Holywell Close, Swanmore, Southampton, Hampshire, SO32 2FT



ACCOMMODATION

This is a rare opportunity to purchase a home that has been tastefully designed to impress, finished to a high specification and offered with a wealth of luxurious upgrades in the sought-after Oakhill Gardens Development in Swanmore. This superb four bedroom extended home features a wealth of flexibility for a range of families and is located on an enviable no-through road. A beautiful open-plan bespoke 19' ft kitchen/ dining room seamlessly leads into the sizeable utility room. The living room, situated at the front of the home, includes a bay window offering views onto the quiet leafy area of the close. A cloakroom services the ground floor. Four bedrooms await on the first floor, with each bedroom including tailormade built in wardrobes. The principal bedroom also enjoys a contemporary en-suite shower room. The luxury family bathroom serves the additional bedrooms. Externally, a meticulously landscaped garden includes a patio area, a statement circular lawn and flower bordering. Further enhancements to the garden include a fully electric sun awning and a wall mounted patio heater. The home benefits from multiple vehicle parking and garage with plenty of storage.

Approximate Area = 1163 sq ft / 108 sq m
 Garage = 195 sq ft / 18.1 sq m
 Total = 1358 sq ft / 126.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	85
(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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1050534



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

- Modern four-bedroom family home
- Extensive fitted kitchen/dining room
- Living room
- Downstairs cloakroom
- En-suite and family bathroom
- Garage and driveway
- Landscaped rear gardens
- Full electric sun awning and wall mounted patio heater
- Private parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE

Asking Price £559,950

TENURE

Freehold

Annual estate management charge £170

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.