

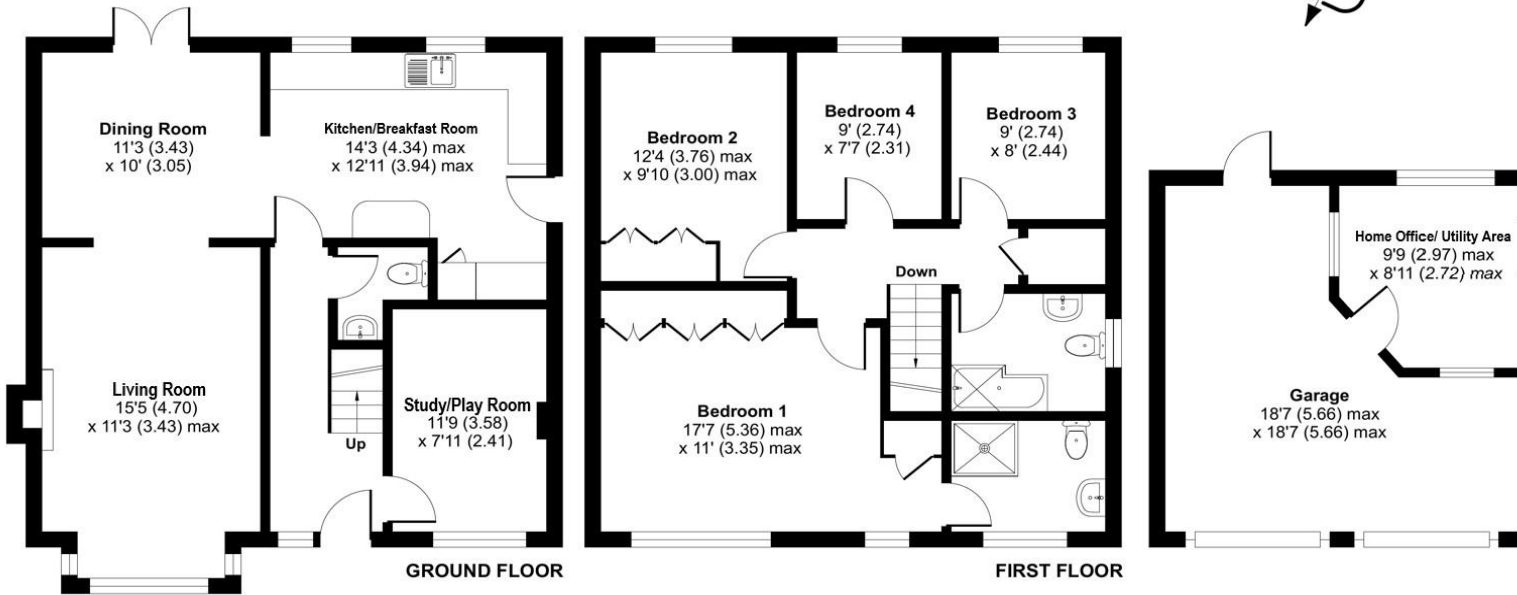




## ACCOMMODATION

A beautifully kept, flexible modern home situated in a quiet cul de sac within walking distance to all of Swanmore's local amenities. The ground floor accommodation flows from the main entrance hallway into the open plan living, kitchen and dining room, the latter of which has doors leading out to the garden. The fully fitted modern kitchen/breakfast room has a range of eye and base level units and is suitable for all families. The ground floor is complimented by a flexible study/play room and a good-sized cloakroom. To the upstairs, there are four good sized bedrooms, with the principal bedroom boasting fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by the modern family bathroom. To the outside, there is a rear south-facing private garden, which is mainly laid to lawn, with a patio area next to the house. There is side access to the front, where there is a further garden area with driveway parking for several cars leading up to a garage with an integrated room, which could be used as a work from home office/utility area as well as space for one car.

Approximate Area = 1373 sq ft / 127.5 sq m  
 Garage = 342 sq ft / 31.7 sq m  
 Total = 1715 sq ft / 159.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	75	
(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 2023. Produced for Charters Estate Agents Limited. REF: 1061044



## SITUATION

The picturesque village of Swanmore, nestled in the Meon Valley. 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**

- Detached family home
- Four double size bedrooms
- Open plan kitchen/dining/living room
- Separate study/play room
- Two bathrooms
- Ample off-road parking and garage
- Lovely village cul-de-sac location

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: F

#### **GUIDE PRICE**

Asking Price £650,000

#### **TENURE**

Freehold