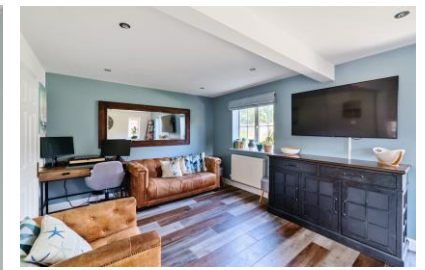




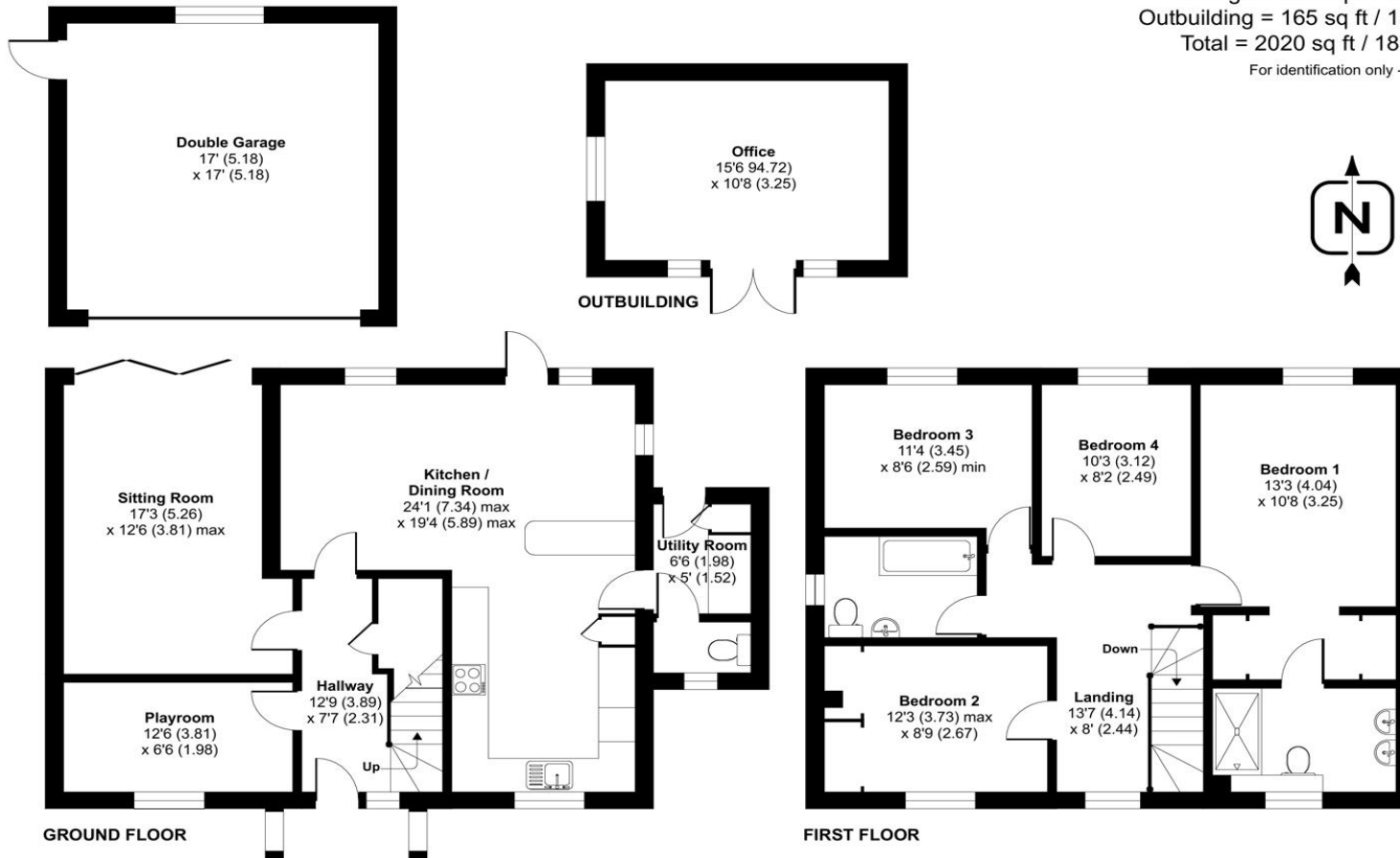
Wayside, Lower Swanwick, Hampshire, SO31 7JS



ACCOMMODATION

In arguably one of the most highly desired roads within Swanwick, and sitting on a larger than average wrap-around plot, this luxury family home offers over 2000 square feet of space which has been modernised and refurbished throughout to a very high standard, including aluminium double glazing, anthracite fascias and guttering, and a composite front door. The driveway to the front of the property provides parking for multiple vehicles and leads to the expansive detached double garage. Upon entering the property, you are greeted by a bright and impressive hallway, which includes installed tile flooring. An oversized understairs cupboard leads off the hallway, as does a perfect family and social space that has been created in the form of a large kitchen diner which includes a built-in wine fridge, stainless steel Samsung appliances and two-zone electric underfloor heating. Off from the kitchen, a utility room contains ample space for an additional sink and full-sized washing and drying appliances, with a separate W/C cloakroom adjoining. The sizable lounge sits at the back of the home, with full-width anthracite bi-folding doors opening onto the enviable rear garden. To the front of the property an additional reception room currently used as a playroom, can be found which provides further living space. On the first floor, the spacious landing leads to four double bedrooms and the family bathroom. The principal bedroom is impressive in size and benefits from a built-in dressing area and a sophisticated ensuite shower room. Each of the bedrooms has been recarpeted and decorated within the last 3 years. Designed to make the most of every inch, the private garden is laid to lawn, with a laid patio around the back and side of the home. A separate outbuilding with power and light at the rear of the garden makes for a perfect garden office or studio. This is tastefully surrounded by raised decking, which makes it an ideal space for alfresco dining and entertaining.

Approximate Area = 1566 sq ft / 145.5 sq m
 Garage = 289 sq ft / 26.8 sq m
 Outbuilding = 165 sq ft / 15.3 sq m
 Total = 2020 sq ft / 187.7 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		
	61	76
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: 1100478



SITUATION

Swanwick is a village in Hampshire, east of the River Hamble and north of the M27 motorway. The village is the site of the London Area Control Centre and the London Terminal Control Centre, part of the National Air Traffic Services Air Traffic Control Centre, and Bursledon Brickworks, the last remaining example of a Victorian steam-powered brickworks. Schooling in the area is excellent with Sarisbury Juniors being one of the best schools in the country. There are lovely walks to the nature reserve, marina and the river Hamble, with plenty of stop-off points such as Spinnaker, Elm Tree and The Jolly Sailor. The sheltered location of Swanwick Marina and its excellent facilities make it an ideal base, with 24-hour access to the famous cruising grounds of the Solent. The picturesque River Hamble is one of the most important yachting centres in the U.K. This pretty 300-berth marina has the combined benefits of a fantastic setting plus excellent facilities.



SPECIFICATION

- Detached family home
- Driveway parking and detached double garage
- Modern open-plan kitchen/diner
- Lounge with bi-fold doors to the garden
- Four bedrooms
- Family bathroom and en-suite shower room
- Garden office with power and light
- Excellent Lower Swanwick location

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: F

ASKING PRICE

£695,000

TENURE

Freehold