



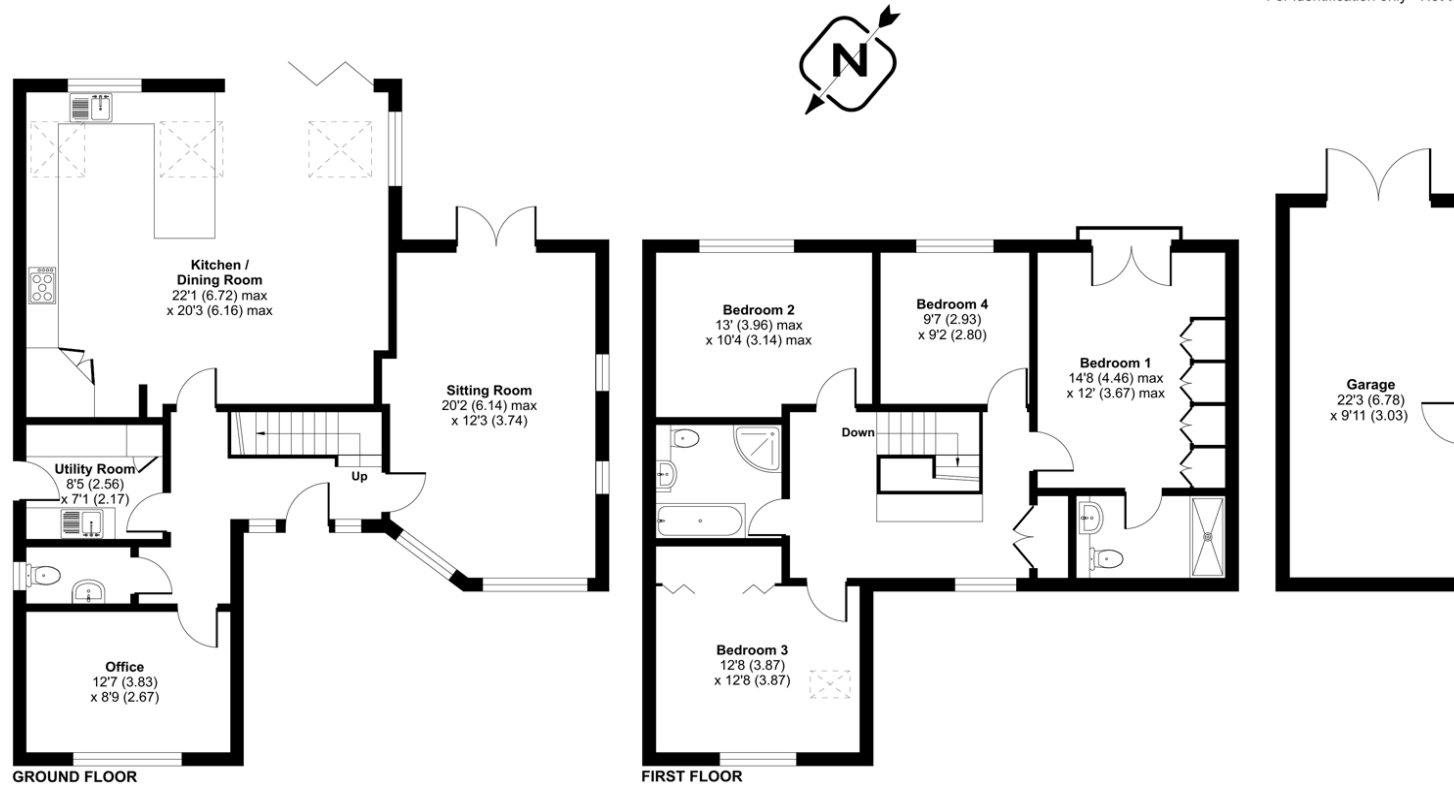
Hill Pound, Swanmore, Southampton, Hampshire, SO32 2UN



ACCOMMODATION

Galleons Reach is a wonderful family home offering gorgeous accommodation and is set on a plot encroaching a quarter of an acre with a 100ft rear garden. Approaching the home, the property features a large stone shingled driveway with large frontage allowing access for multiple vehicles. The driveway continues along the side of the home and a private gate affords access to the rear garden and garage. The portico porch covers the entrance to the home and you are welcomed into the light and airy hallway. Instantly drawn to the rear of the home, the kitchen/dining/living area goes above and beyond with high quality appliances, bi fold doors and skylights adding to the formidable room. Two additional reception rooms can be found on the ground floor and are currently used as study and sitting room. The triple aspect sitting room features a beautiful log burner. A utility room and cloakroom complete the ground floor. Four well proportioned bedrooms serve the first floor, with the principal bedroom including a vast amount of built in wardrobes and contemporary en suite bathroom. Views over the garden are maximised by the Juliet balcony from the principal bedroom. The three additional double bedrooms are all complimented by the family bathroom. 100ft of laid to lawn garden awaits towards the rear and offers a south-easterly aspect. There is a vast patio area which would be perfect in the summer months for al fresco dining.

Approximate Area = 1870 sq ft / 173.7 sq m
 Garage = 221 sq ft / 20.5 sq m
 Total = 2091 sq ft / 194.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92+)	A		
(81-91)	B	84	
(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	



Scan the QR code to find out more information about this property.



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: 1192001



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

- Four bedroom detached home
- En-suite and family bathroom
- Sizeable frontage and driveway
- Quarter of an acre plot with a 100ft rear garden
- Modern family living with open plan kitchen/dining room
- Close to Schools and local transport links

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

ASKING PRICE £900,000

TENURE

Freehold