





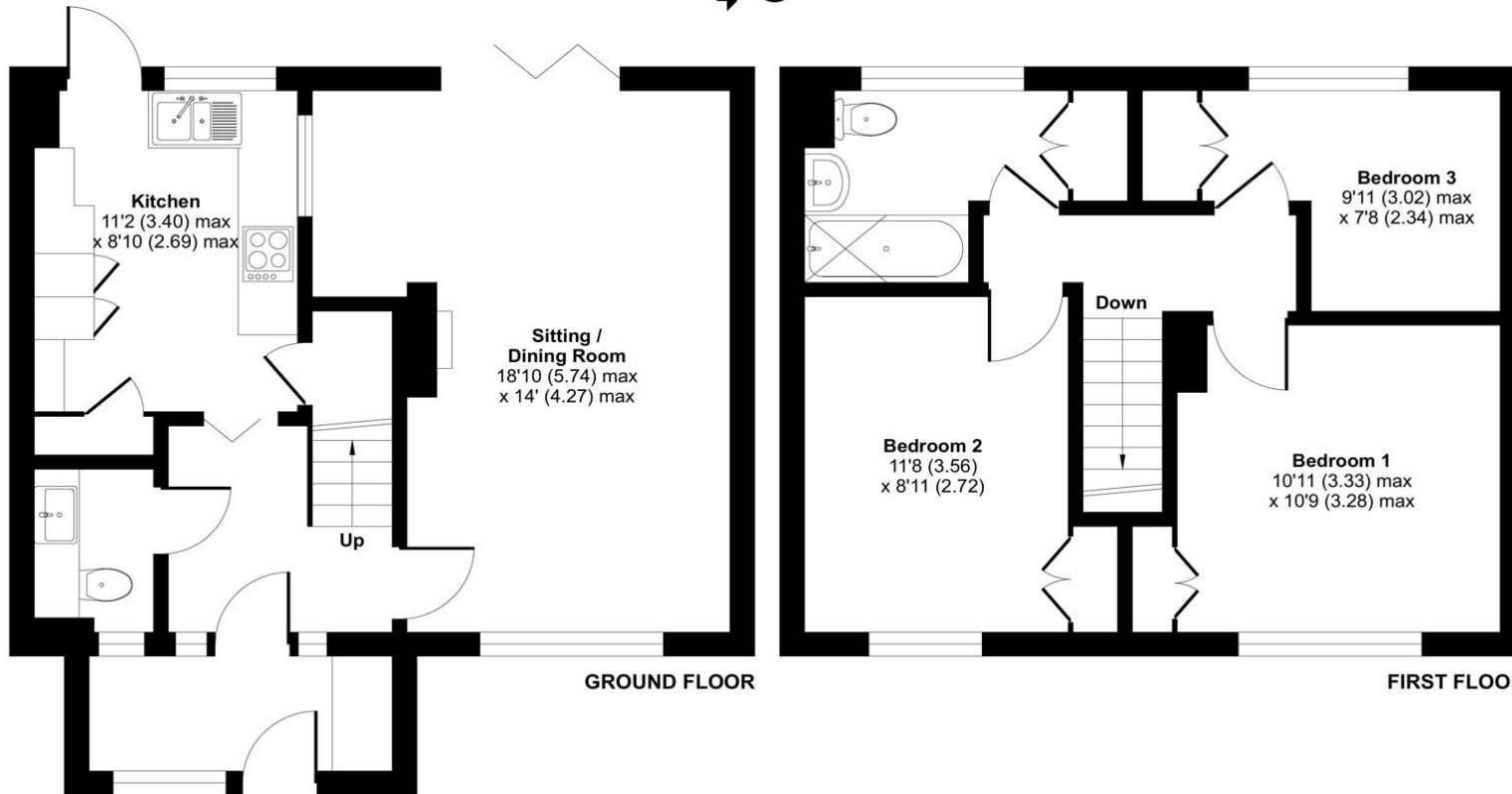


## ACCOMMODATION

A wonderful three-bedroom home that has been brilliantly modernised and enjoys a peaceful open aspect overlooking a green, offering generous accommodation ideal for a family. On the ground floor the property has well-proportioned-rooms, the sitting/ dining room is an excellent size with bi-fold doors leading out to the garden. The recently updated kitchen includes a range of wall and base level units, integrated appliances and includes pantry style storage. The contemporary ground floor cloakroom concludes the ground floor. Upstairs there are three well-proportioned bedrooms and a family bathroom with a white suite, alongside two useful storage cupboards. The rear garden is a true delight, having been professionally landscaped, it is low maintenance in nature with decking and a wooden pergola ideal for entertaining. Fully enclosed there is also gated pedestrian access. Further enhancements by the current owners include new interior and exterior doors, a new boiler and a new fuse box.

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1112647



## SITUATION

The picturesque village of Swanmore is a popular location with families nestled in the Meon Valley. The property enjoys accessibility to the local amenities including a playground, the well regarded local primary school and Swanmore College for secondary education with a leisure centre that provides a gym, classes and tennis courts for community use. The village pub and Meon Valley Country Club with its extensive leisure and golfing facilities is within a short distance. Swanmore is ideally placed to enjoy all that Hampshire and the south coast has to offer, from its beautiful countryside walks and coastline to its traditional villages, vibrant towns and cities. Winchester, Southampton and Portsmouth are all under 30 minutes away. Communications are excellent with the M3, A34 and M27 within easy reach providing access to London.





#### **SPECIFICATION**

- Fully renovated throughout
- Three bedroom family home
- Recently refitted kitchen
- Open plan sitting/dining room with bifold doors
- Family bathroom
- Landscaped rear garden

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

#### **GUIDE PRICE**

Asking Price £280,000

#### **TENURE**

Freehold