



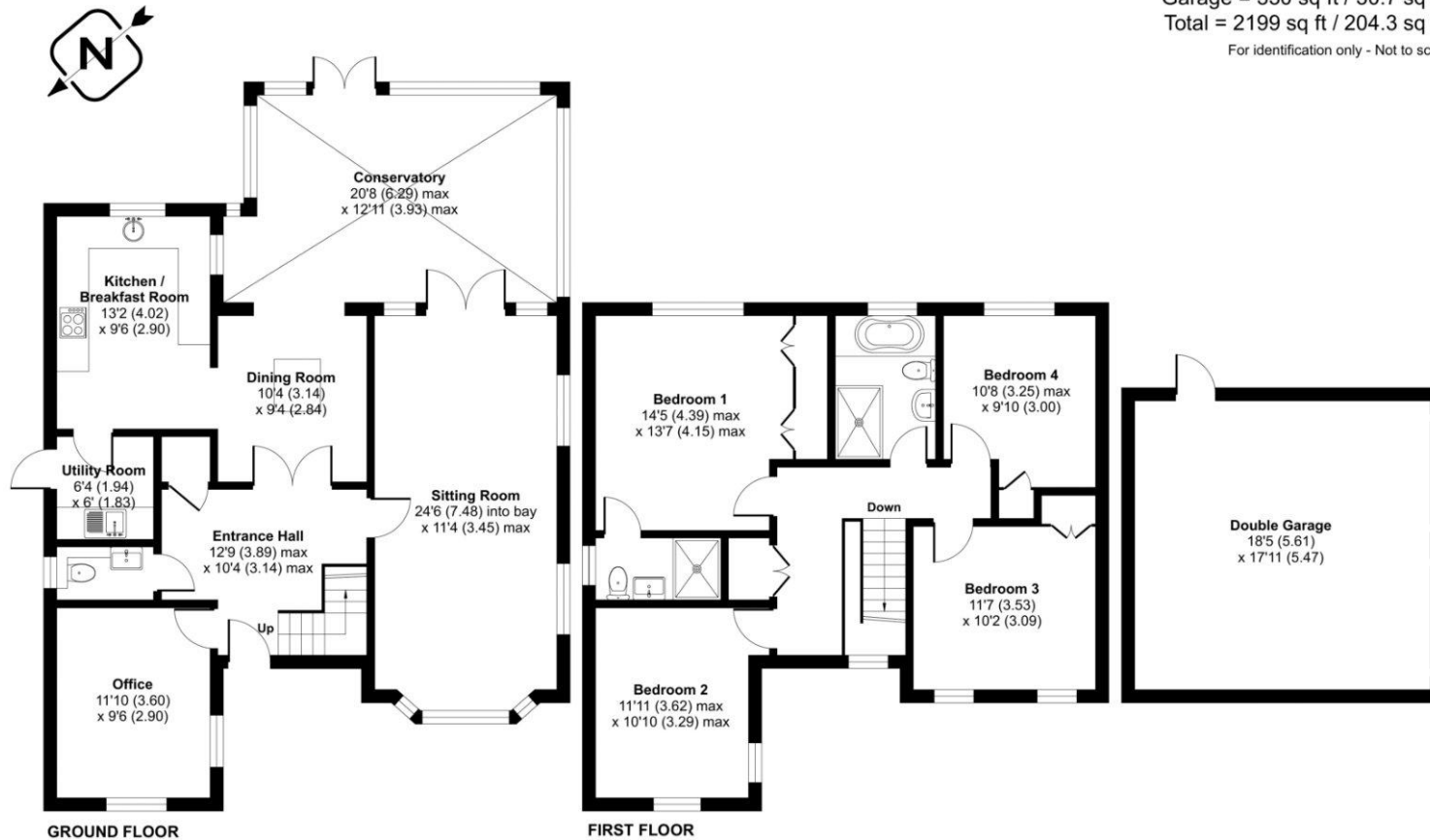




## ACCOMMODATION

Welcome to this beautifully designed and spacious four-bedroom detached home in the sought-after location of Calabrese, Swanwick. Boasting modern interiors and a generous layout, this property offers the perfect blend of style and functionality for contemporary family living. Upon entering, you are welcomed by a bright entrance hall that leads to multiple reception areas. The impressive living room, with its feature bay window, provides an elegant space for relaxation, while the dining room flows seamlessly into a large conservatory, ideal for entertaining or enjoying natural light year-round. The modern kitchen/breakfast room is fitted with high-quality appliances and offers ample workspace. A separate utility room, office, and downstairs WC add convenience to the ground floor. Upstairs, the principal bedroom is generously sized, complete with a luxurious en-suite bathroom. Three further well-proportioned bedrooms provide flexible living space, accompanied by a stylish family bathroom. Outside, the home benefits from a double garage and driveway parking. The private rear garden offers a tranquil outdoor retreat, perfect for families or entertaining guests. With its prime location, spacious design, and modern finishes, this exceptional home in Swanwick is not to be missed.

Approximate Area = 1869 sq ft / 173.6 sq m  
 Garage = 330 sq ft / 30.7 sq m  
 Total = 2199 sq ft / 204.3 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	67	75
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1276275

## 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 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**

- Spacious four-bedroom detached home
- Modern interiors with a stylish and functional layout
- Contemporary kitchen/breakfast room with high-quality appliances
- Well-maintained private rear garden
- Double garage & private driveway offering ample parking

### **LOCAL AUTHORITY**

Fareham Borough Council, Fareham  
Council Tax Band F

**ASKING PRICE £695,000**

### **TENURE**

Freehold