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## OLD SWANWICK LANE, LOWER SWANWICK, SOUTHAMPTON, SO31 7GS



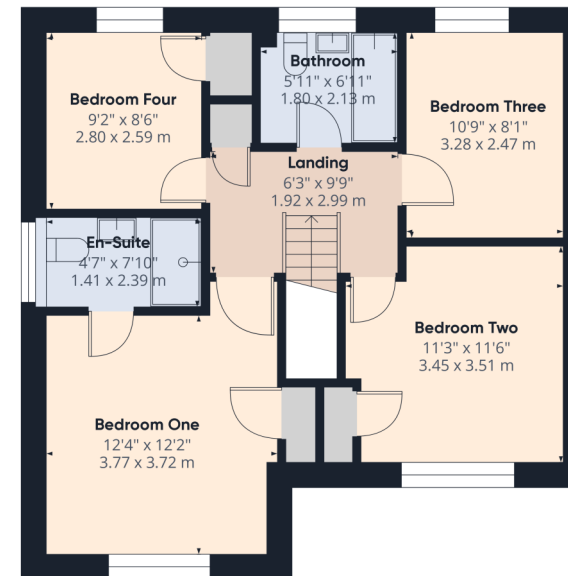
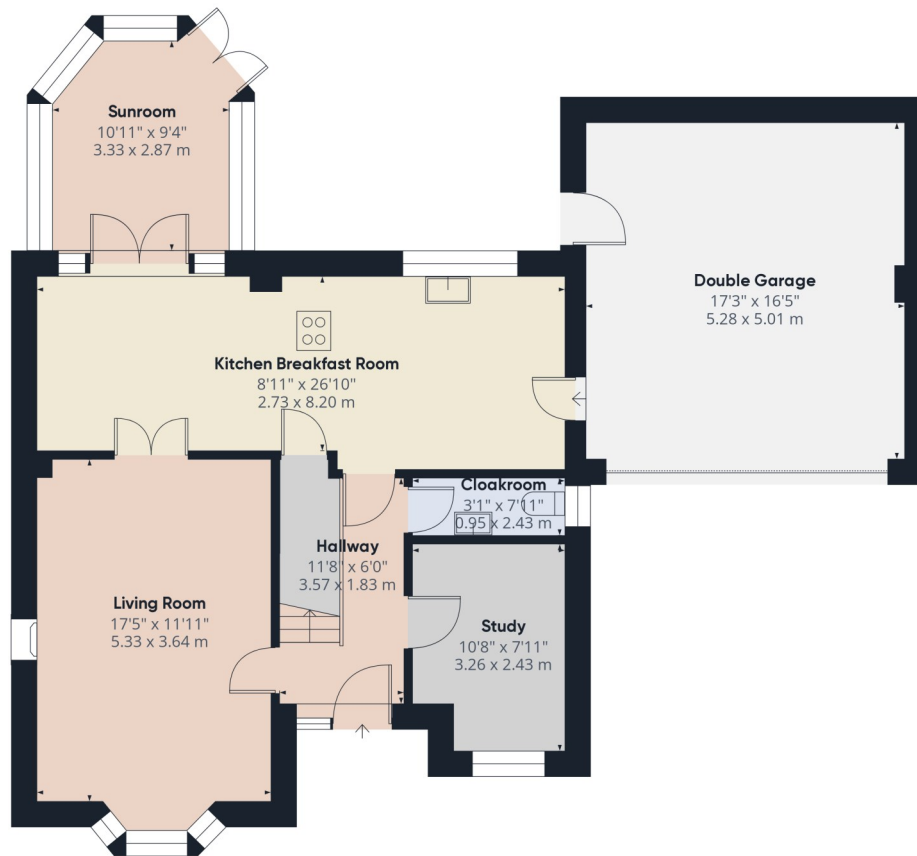
**BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED PROPERTY WITH A DRIVEWAY AND DOUBLE GARAGE IN THE POPULAR LOCATION OF LOWER SWANWICK WHICH IS WITHIN CLOSE PROXIMITY TO SWANWICK MARINA AND THE PICTURESQUE RIVER HAMBLE. EARLY VIEWING IS RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.**

**£575,000 Freehold**

This beautifully presented four bedroom detached property is situated in a popular residential area, in close proximity to the famous River Hamble and Swanwick Marina. Built in circa 1995, the dwelling is constructed of brick elevations under a pitched tiled roof and benefits from double glazing and gas fired heating. This lovely family home offers versatile living accommodation with ample spaces to both entertain and relax. The location of this property is a particular highlight with picturesque riverside walks a short stroll from your doorstep.

Briefly, the ground floor accommodation offers a hallway, living room, kitchen breakfast room, sunroom, study and cloakroom. On the first floor are four bedrooms, with an en-suite to bedroom one, and a family bathroom. Outside there are gardens to the front and rear, a driveway, and double garage.

Call us today to arrange a viewing and experience firsthand all this delightful property has to offer.



Approximate total area<sup>(1)</sup>

1646.68 ft<sup>2</sup>

152.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Local Area

This wonderful home is located in close proximity to the River Hamble in Hampshire, renowned for its outstanding natural beauty. Swanwick Marina is within walking distance that offers a range of marine services. Local yacht clubs include the Royal Southern Yacht Club in Hamble and Warsash sailing club.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

At the nearby Swanwick Marina, you'll find a number of eating and drinking establishments to try, but if you'd like to stretch your legs a little more you can take a stroll along the riverside public footpath, which leads to the coastal pathway offering miles of scenic river and coastal walks.

## Nearby facilities & transport links

If you like to food shop there are nearby supermarkets in Bursledon and Locks Heath. Just over two miles away is Whiteley Shopping Centre with an eclectic mix of restaurants and high street shops. Further afield, Southampton centre offers a wealth of shops, as well as restaurants, cinemas, and nightlife. There are A/M27 links to neighbouring cities, which include Portsmouth, Southampton, Winchester, and Chichester. Bursledon train station is within walking distance, which has direct links to Southampton and Portsmouth. Local schools include Sarisbury Green Infants & Primary, Bursledon Primary and Westfield Park independent, coeducational, day and boarding school for boys and girls aged 3 years to 13 years.





## Ground Floor

Upon entering the property, you are greeted by the hallway offering doors to principal rooms and stairs rising to the first floor.

The well-proportioned living room is a lovely space to relax and unwind at the end of a busy day. There is a front elevation bay window. Double doors open into the kitchen breakfast room, which will undoubtedly prove popular with culinary enthusiasts. The contemporary kitchen comprises a comprehensive range of wall and base units with a granite worksurface over. A butler sink and engraved drainer sit beneath a rear elevation window providing views over the garden. Integrated appliances include an electric oven, electric hob with an extractor hood over, microwave, fridge and freezer. There is a useful understairs storage cupboard and a door into the double garage. The dining area is a beautiful social space, ideal for entertaining, with double doors into the sunroom. From here you are treated to views of the beautiful garden. French doors open onto the patio. The study is found to the front aspect and is a lovely versatile space with a front elevation window, which is currently being utilised as a playroom. The ground floor boasts the added convenience of a cloakroom comprising a WC and a wash hand basin.









## First Floor

Ascending to the first floor, the landing offers doors to principal rooms, a linen cupboard and a loft access point. NB. the boiler for the gas fired heating is located in the loft with ladder access. Bedroom one is a well-proportioned double room with a front elevation window offering views over the garden and a glimpse of Swanwick Marina beyond. There is a built-in wardrobe with hanging space. Bedroom one benefits from the added convenience of a modern en-suite comprising a shower cubicle, circular wash hand basin, WC and bidet. Bedroom two is another good-sized double room with a front elevation window and a built-in wardrobe. Bedrooms three and four are both to the rear elevation with windows providing views over the garden. Bedroom four benefits from a built-in cupboard. The family bathroom comprises a panel enclosed bath with a shower attachment, WC and a wash hand basin.





## Outside

The property is approached by a block paved driveway leading to the double garage, which presents an electric roller door to the front aspect and a pedestrian door to the side. The garage benefits from power and lighting. The front garden is mainly laid to lawn

The rear garden is enclosed by timber fencing and largely laid to lawn. There is a paved patio area adjacent to the dwelling and a raised wooden decked terrace with a timber bar, perfect for outdoor entertaining and al fresco dining. A footpath leads to a storage shed.



# EPC to follow

**COUNCIL TAX BAND: F - Fareham Borough Council Band. Charges for 2024/25 £3,126.58.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.