



ASKING PRICE

£400,000

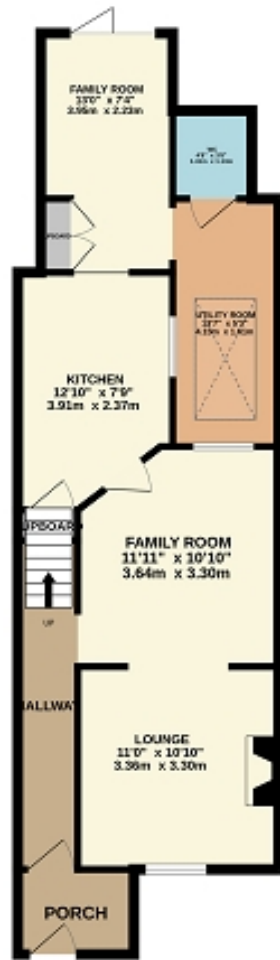
Freehold

Coal Park Lane, Swanwick, SO31 7GW

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

GROUND FLOOR
620 sq ft. (57.8 sq m.) approx.



1ST FLOOR
400 sq ft. (37.1 sq m.) approx.



2ND FLOOR
273 sq ft. (25.3 sq m.) approx.



TOTAL FLOOR AREA: 1293 sq ft. (120.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Coal Park Lane, Swanwick, SO31 7GW

2 Beds - 1 Baths

With an abundance of charm and character this stunning two double bedroom cottage with the addition of a loft room and landscaped private garden is a must see!

FEATURES

- Two double bedrooms with additional loft room
- Private landscaped garden to the rear with large decking
- Character features throughout
- Stunning modern four piece family bathroom with roll top bath and walk in shower
- Secluded location
- Separate utility room and downstairs WC
- And more...



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As you step through the front door, you are greeted by a cosy lounge, perfect for relaxing evenings by the fireplace. The family room offers additional space for entertaining or unwinding with loved ones. The heart of the home lies within the kitchen which retains the character of the property with wood block work surfaces and integrated appliances, with an opening to the dining room, where bi-folding doors seamlessly connect indoor and outdoor living. Enjoy al fresco dining or simply bask in the tranquility of the garden while savouring a morning cup of coffee. Conveniently tucked away, you'll find a utility room and WC, providing practicality and functionality to everyday living.

Venture upstairs to discover two generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The modern family bathroom features a luxurious roll-top bath and walk in shower, offering the perfect spot for indulgent pampering after a long day. Ascend to the loft room, a versatile space that could serve as an additional bedroom, home office, or creative studio, limited only by your imagination.



Nestled in a secluded and rural location in Swanwick throughout the property, you'll find a blend of character features and contemporary comforts, creating a warm and inviting atmosphere that feels like home from the moment you arrive.

Swanwick is situated within catchment of both Sarisbury Infant/Juniors and Brookfield Secondary School. Not to mention perfectly placed for access onto the M27 and M3, NATS, Southampton Airport and Mainline Stations to London all within a few miles away. If a Public House within walking distance is important then you can take a stroll to The Elm Tree Inn or The Old Ship. Those who are keen water enthusiasts will find a choice of local marinas, including Premier marina with the newly renovated boat house cafe overlooking the water, all within close proximity along with access to The River Hamble and beautiful scenic walks including Swanwick Nature reserve.

Porch (4' 7" x 6' 4") or (1.40m x 1.92m)

Composite door leading to porch. Tiled flooring. Wall mounted electric heater. Exposed brickwork to walls. Panelled door with brass furniture to hallway.

Hallway

Continuation of tiled flooring. Carpeted stairs rising to first floor. Moulded skirting boards.

Lounge (11' 0" x 10' 10") or (3.36m x 3.30m)

UPVC double glazed sash window to front with brass fittings and shutters. Fitted carpet. Wood burner brick fireplace with tiled hearth. Shelving to alcove. Moulded skirting boards. Coving. Wall mounted electric heater. Archway and step down to Reception two.

Family Room (11' 11" x 10' 8") or (3.64m x 3.26m)

Continuation of fitted carpet. Electric wall mounted heater. UPVC double glazed sash window with brass fittings to utility room. Coving. Moulded skirting boards. Stripped stable door with wrought iron fittings into kitchen.

Kitchen (12' 10" x 7' 9") or (3.91m x 2.37m)

Wren fitted kitchen with a range of fitted wall and base units incorporating wine rack, display cabinet, wine fridge, integrated dishwasher, fridge and freezer. White butler style sink with mixer taps. Wooden work surfaces. Ceramic hob with extractor fan above. Electric single oven. Large under stairs storage cupboard with shelving. Double glazed UPVC sash window with brass fittings to utility room. Tiled splashback area. Tiled flooring. Opening to dining room.



Dining Room (13' 0" x 7' 4") or (3.95m x 2.23m)

Continuation of tiled flooring from kitchen. Concertina bi-folding doors leading to decking area. Wall mounted electric heater. Moulded skirting boards. Double storage cupboard. Step down to utility room.

Utility Room (13' 7" x 5' 3") or (4.15m x 1.61m)

Continuation of tiled flooring. Matching wall and base unit from kitchen. Exposed brickwork. Large skylight. Inset spots. Space for washing machine, tumble dryer and fridge. Wooden work surface. Stripped and panelled door to cloakroom.

W.C (4' 8" x 3' 8") or (1.41m x 1.13m)

LLWC with concealed cistern. Extractor fan. Part tiled walls, tiled flooring. Inset spots. Mini wash hand basin. Chrome ladder style heated towel rail.

Landing

Fitted carpet. Stripped and panelled door with brass fittings to the loft area.

Bedroom 1 (10' 11" x 13' 11") or (3.33m x 4.23m)

Stripped and panelled door with brass fittings. Fitted carpet. Electric wall mounted heater. Moulded skirting boards. Coving. Lovely Victorian style bedroom fireplace. Two double fitted wardrobes to alcoves. Double glazed UPVC sash windows with brass fittings to front.

Bedroom 2 (12' 0" x 8' 4") or (3.67m x 2.54m)

Stripped panelled door with brass fittings to bedroom. UPVC double glazed sash windows with brass fittings to garden. Wall mounted electric heating. Fitted carpet. Moulded skirting boards. Coving.

Bathroom (9' 4" x 7' 9") or (2.85m x 2.35m)

Stripped panelled door with brass furniture to a beautiful bathroom with double glazed opaque sash window to rear garden. Free standing oval bath with centralised chrome mixer taps. Walk in shower cubicle with rainfall



effect shower and hand held attachment. Inset spots. Low level wc with concealed cistern. Wash hand basin set in a beautiful vanity unit with tiled surfaces and open storage areas, with chrome mixer taps. Under floor heating. Chrome ladder style heated towel rail. Cupboard housing Megaflor hot water tank and shelving.

Loft Room (13' 6" x 14' 1") or (4.11m x 4.29m)

Paddle style staircase to loft area. Currently utilised as large storage area. Fitted carpet. Velux double glazed window. Large eaves storage area. Some of the cottages in Riverview Terrace have converted the loft area into a bedroom. Subject to planning permission and installing a staircase subject to current building regulations.

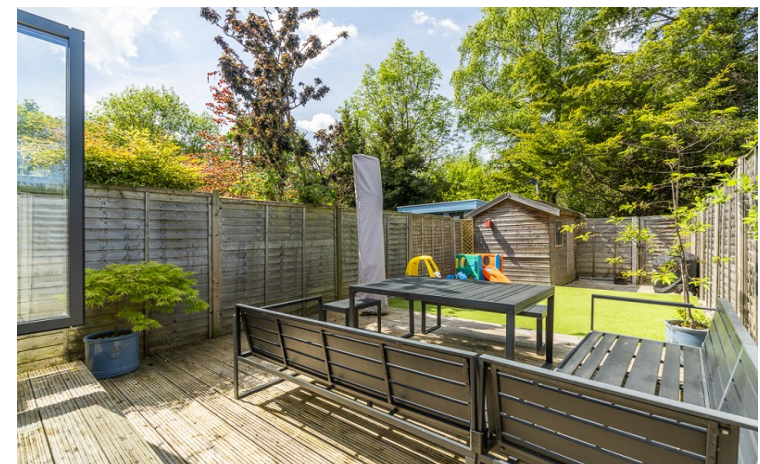
Garden

Lovely low maintenance garden to the rear. Sunny, south west facing with a decking area, artificial grass, shed and rear access.

Other

Fareham Borough council tax band C- £1,834.14

Sellers position- Found onward purchase



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