



TOTAL FLOOR AREA : 1949 sq.ft. (181.0 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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ASKING PRICE
£650,000
Freehold
Anglers Way, Lower Swanwick, SO31 7JH
Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Anglers Way, Lower Swanwick, SO31 7JH

4 Beds - 3 Baths

An impressive, four bedroom detached property with double garage and driveway parking. Located on a corner plot in the desirable area of Lower Swanwick within walking distance to the River Hamble.

FEATURES

- Detached home with four double bedrooms
- Family bathroom plus two en-suites
- Three reception rooms
- Kitchen/breakfast room
- Utility room & downstairs WC
- Landscaped rear garden
- Double garage and driveway
- Quiet cul-de-sac location
- Vendor is suited - complete chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	77	
(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.

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This impressive family home is ideally situated in Lower Swanwick, a village located on the banks of the River Hamble which is lined with marinas underscoring the areas strong maritime heritage. Nearby, the Swanwick Lakes Nature Reserve offers 35 hectares of woodland, meadows, and lakes formed from former clay pits. An ideal location for families, there are plenty of recreational activities within easy reach such as sailing, walking or paddle boarding and the home is within catchment for the well regarded Sarisbury Green Infants & Juniors as well as Brookfield Secondary School. There is an abundance of local amenities within the neighbouring villages of Bursledon, Hamble. Sarisbury and Swanwick. A quick connection to the A27 and M27 provide an excellent commuter route into to Portsmouth and Southampton. Overall, Lower Swanwick combines historical charm with natural beauty, offering a unique blend of cultural and recreational opportunities.

Stepping inside this home you are greeted into the spacious entrance hall with doorways leading off to all rooms on the ground floor. The heart of the home can be found within the open plan living / dining room, flooded with natural light, featuring a log burner and bi folding doors which open out to the back garden mainly laid to lawn. The kitchen features stunning cabinetry and quartz worktops incorporating a breakfast bar for a more informal dining option. Downstairs boasts a further two reception rooms plus a designated cloak room and utility room, ensuring all the daily essentials are catered for whilst keeping the home clutter free. Upstairs you can enjoy a modern family bathroom plus four double bedrooms, two of which benefit from the use of an ensuite. With plenty of fitted storage solutions there really is ample space on offer here to cater for the growing family.



Outside

Driveway with space for three vehicles. Double garage. Front garden laid to shingle. Side access gate leading to back garden. Sheltered porch area over the front door.

Entrance Hall (15' 5" x 17' 3") or (4.69m x 5.27m)

Wooden front door with glass inset panels. Laminate flooring. Skirting boards. Radiator. Carpeted stairs with oak handrail rising to first floor. Doorways leading to all rooms on ground floor. Storage cupboard housing the RCD breaker switches.

Kitchen (15' 3" x 11' 7") or (4.66m x 3.53m)

Double glazed windows to side and rear. Inset LED spots. Wall and base units with matching bin storage. Quartz worktops with splash backs. Breakfast bar. Farmhouse style sink with chrome mixer tap. Space for Rangemaster cooker. Space and plumbing for fridge freezer. Radiator.

Lounge/Diner (14' 4" x 21' 9") or (4.38m x 6.64m)

Bi folding doors and Velux windows to side aspect. French doors to rear. Coving. Laminate flooring. Moulded skirting boards. Radiator. Log burner. Space for dining table and chairs.

Playroom (10' 7" x 11' 11") or (3.22m x 3.64m)

Double glazed window to side aspect. Laminate flooring. Skirting boards. Coving.

Study (11' 11" x 8' 8") or (3.64m x 2.63m)

Oak panelled door with chrome fittings. Double glazed window to front. Carpet. Coving. Radiator.

Cloak Room (6' 6" x 3' 1") or (1.99m x 0.94m)

Oak panelled door with chrome fittings. Double glazed opaque window to rear. Laminate flooring. Low level WC with cistern. Hand wash basin with chrome taps.

Utility Room (6' 6" x 6' 6") or (1.99m x 1.98m)

Oak panelled door with chrome fittings. Double glazed back door. Laminate flooring. Wall mounted boiler. Space and plumbing for washing machine and tumble dryer. Work surfaces. Tiled surrounds. Stainless steel sink with chrome mixer taps and water filter.

Garden

Mainly laid to lawn with sleeper flower beds. Outdoor tap. Pathway leads around the house.

Landing

Carpet. Moulded skirting boards. Coving. Double glazed window to rear, over the stairs. Access to partially boarded loft . Radiator. Airing cupboard housing the Worcester boiler and pressurised hot water tank. Doorways leading to all rooms on first floor.



Master Bedroom (10' 7" x 19' 11") or (3.23m x 6.06m)

Oak panelled door with chrome fittings. Two double glazed windows to front aspect. Carpet. Moulded skirting boards. Coving. Radiator. Built in double wardrobe. Doorway leading to en-suite.

Master En-Suite (6' 6" x 6' 8") or (1.99m x 2.02m)

Oak panelled door with chrome fittings. Double glazed opaque window to rear. Vinyl flooring. Skirting boards. Walk in shower with rainfall shower and hand held attachment. LED inset spots. Extractor fan. Chrome ladder style heated towel rail. Hand wash basin with vanity unit below. Low level WC with cistern.

Bedroom Two (11' 9" x 12' 2") or (3.57m x 3.70m)

Oak panelled door with chrome fittings. Double glazed window side. Carpet. Moulded skirting board. Radiator Built in storage cupboard. Doorway to ensuite.

En-Suite Two (5' 1" x 8' 11") or (1.54m x 2.73m)

Oak panelled door with chrome fittings. Double glazed opaque window to side. Vinyl flooring. Low level WC with cistern. Walk-in shower with tiled surround. Hand wash basin with chrome mixer tap. Inset LED spots. Electric shaving point. Chrome ladder style heated towel rail.

Bedroom Three (8' 0" x 12' 2") or (2.44m x 3.70m)

Oak panelled door with chrome fittings. Double glazed window to side. Carpet. Moulded skirting boards. Coving. Radiator. Built in double wardrobe.

Bedroom FOur (7' 5" x 11' 3") or (2.27m x 3.42m)

Oak panelled door with chrome fittings. Double glazed window to side aspect. Carpet. Moulded skirting boards. Radiator.

Family Bathroom (6' 9" x 6' 5") or (2.05m x 1.95m)

Oak panelled door with chrome fittings. Double glazed opaque window to side. Panel bath with tiled surround and chrome taps. Chrome rainfall effect shower over bath. Low level WC with cistern. Hand wash basin with vanity unit below. Extractor fan. Chrome ladder style heated towel rail.

Double Garage (17' 11" x 17' 0") or (5.46m x 5.17m)

Double garage. Two up and over doors. Door to rear offering access to



back garden. Power and lighting.

Other

Fareham Borough Council Tax Band F £3126.58 2025/26 charges
Vendors position: Need to find



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