

GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 2123 sq.ft. (197.2 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

**£775,000**

Freehold

**Sopwith Way, Swanwick, SO31 7AY**

**Warsash Office: 01489 581 452**

**Bursledon Office: 02380 408 200**



**Sopwith Way, Swanwick, SO31 7AY**

**4 Beds - 1 Bath**

An impressive four bedroom detached property set on a generous plot, with driveway parking. Located at the end of a no through road in the desirable area of Swanwick, within walking distance to the River Hamble.

### FEATURES

- Four bedrooms, with fitted wardrobes to master
- Three reception rooms plus decked balcony overlooking the garden and nature reserve
- Modernised, four-piece family bathroom
- Electric gates to sweeping driveway offering off road parking for several vehicles
- Wonderfully quiet plot set on at the end of a no-through road
- Walking distance to River Hamble and local amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 Swanwick, a village located on the banks of the River Hamble which is lined with marinas underscoring the areas strong maritime heritage. The garden backs on to the Swanwick Lakes Nature Reserve which 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, Swanwick combines historical charm with natural beauty, offering a unique blend of cultural and recreational opportunities.

Upon approach from the private road, double electric gates open to reveal the generous plot and sweeping driveway offering parking for several vehicles. Stepping inside the hallway you can immediately appreciate the space on offer in this reverse living home. Downstairs is where you will find bedroom two and three, plus a study which could easily be configured as a fourth bedroom. The well-appointed kitchen has ample cabinetry and work surfaces incorporating a breakfast bar and also features a beautiful Rangemaster cooker and hood. A separate dining room provides a wonderful space for hosting formal dinners and the added convenience of a separate utility room ensures daily chores are met whilst keeping the home clutter free. The sun room is a fantastic space filled with natural light, from which you can enjoy a peaceful out look over the back garden mainly laid to lawn with a large patio. The master bedroom is located upstairs and has been recently decorated, including the installation of Sharps fitted wardrobes. The modern family bathroom is fully tiled and features a double width walk-in shower plus a roll top bath with freestanding taps. Also on the first floor, the living room is a fantastic space to relax in front of the log burner. French doors lead out to the large, decked balcony from which you can enjoy views of the garden and the nature reserve beyond the rear boundary.



**Frontage**  
Located on a no through road. Fully fenced. Double wooden, electric gates plus a wooden pedestrian gate open to reveal sweeping driveway offering space for several vehicles. Borders with mature trees and shrubs. Painted iron gates either side of the house provide side access to back garden.

**Porch (6' 9" x 8' 9") or (2.07m x 2.66m)**  
UPVC double glazed door. Glazed windows to two sides. Laminate flooring. Skirting boards. Doorway leading to entrance hall.

**Hallway (35' 2" x 6' 11") or (10.71m x 2.10m)**  
Wooden door with multi-pane glass insets. Camaro flooring. Skirting boards. Coving. Radiator. Wooden staircase with handrails rising up to first floor. Large storage cupboard housing controls to alarm system. Doorways leading off to all rooms on ground floor.

**W.C (2' 8" x 6' 2") or (0.81m x 1.88m)**  
Wooden panelled door with brass fittings. Double glazed, opaque window to front. Camaro flooring. Skirting boards. Partially tiled walls. Low level WC with cistern. White hand wash basin with vanity unit below. Chrome heated towel rail.

**Bedroom Two (13' 1" x 11' 2") or (4.0m x 3.40m)**  
Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Coving. Radiator.

**Bedroom Three (9' 11" x 11' 2") or (3.02m x 3.40m)**  
Wooden panelled door with brass fittings. Double glazed window to side. Carpet. Skirting boards. Coving. Radiator.

**Dining Room (15' 7" x 8' 0") or (4.76m x 2.44m)**  
Wooden panelled door with brass fittings. Double glazed window to side. Carpet. Deep moulded skirting boards. Radiator.

**Kitchen (15' 6" x 11' 3") or (4.73m x 3.44m)**  
Wooden door with multi-pane glass insets and brass fittings. Double glazed window to back and side. UPVC double glazed door to back garden. Tiled floor. Full range of matching wall and base units. Wooden work surfaces incorporating a breakfast bar. Stainless steel sink and half with drainer and chrome mixer tap. Tiled splash backs. Rangemaster cooker and extractor hood. Space and plumbing for dishwasher and American style fridge freezer. Inset spots.

**Study/Bedroom Four (8' 11" x 11' 2") or (2.71m x 3.40m)**  
Wooden panelled door with brass fittings. Double glazed window to side. Camaro flooring. Skirting boards. Coving. Radiator. Opaque glazed panel to hallway.

**Utility Room (6' 2" x 11' 2") or (1.89m x 3.40m)**  
Wooden panelled door with brass fittings. Double glazed window to sunroom. UPVC double glazed door and opaque window to side. Camaro flooring. Skirting boards. Coving. Space and plumbing for appliances. Built in storage cupboard.



**Sun Room (8' 6" x 16' 5") or (2.58m x 5.01m)**  
Wooden door with multi-pane glass insets. Double gazing to two sides. UPVCdouble glazed door opens to garden. Tiled floor. Skirting boards. Radiator.

**Landing (14' 5" x 6' 9") or (4.39m x 2.07m)**  
Double glazed window to front. Carpet. Skirting boards. Doorways leading off to all rooms on first floor.

**Boiler Room (4' 8" x 8' 1") or (1.41m x 2.46m)**  
Wooden panelled door with brass fittings. Double glazed window to side. Base units. Stainless steel sink and drainer with chrome taps. Vinyl flooring. Space and plumbing for appliances. Access to boiler.

**Lounge (15' 5" x 28' 3") or (4.71m x 8.60m)**  
Triple aspect room located on the first floor. Wooden door with multi-pane glass inserts. UPVC double glazed French doors lead out to balcony, with additional glazed panelling either side. Double glazed windows to rear and both sides. Hillarys electric blinds. Camaro flooring. Deep moulded skirting boards. Two radiators. Modern design log burner.

**Balcony (8' 1" x 30' 5") or (2.47m x 9.27m)**  
Composite decking. Glass balustrades. Steps leading down to garden.

**Master Bedroom (14' 5" x 11' 3") or (4.39m x 3.42m)**  
Wooden panelled door with brass fittings. Double glazed window to front. Newly fitted carpet. Skirting boards. Newly fitted Sharps wardrobes with mirrored, sliding doors. Ceiling fan.

**Bathroom (9' 9" x 8' 1") or (2.98m x 2.46m)**  
Wooden panelled door with brass fittings. Double glazed opaque window to front. Tiled floor. Fully tiled walls. WC with cistern. Pedestal hand wash basin with chrome taps. Double width walk-in shower with glass screen and chrome rainfall effect shower. Roll top bath with freestanding chrome taps and hand held shower attachment. Chrome ladder style heated towel rail. Extractor fan. Inset spots.

**Garden**  
West facing back garden. Very private, backs on to nature reserve. Deer fencing. Mainly laid to lawn. Decked area with gazebo and dining area. Abundance of mature trees, plants and flower beds. Three sheds with lighting. Large greenhouse. Australian washing line. Outdoor tap. Stairs leading to balcony. Garden office.

**Garden Office (8' 3" x 9' 11") or (2.51m x 3.01m)**  
Timber built, outdoor office. Fully insulated. Composite French doors open out to garden, with additional glazing either side. Laminate flooring. Power. Lighting. Internet ready.

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



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