



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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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BRAMBLES

GUIDE PRICE

£615,000

Freehold

Quay Haven, Swanwick, SO31 7DE

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Quay Haven, Swanwick, SO31 7DE

4 Beds - 2 Baths

An impressive, four bedroom detached property with extension, garage and driveway parking. Located in a quiet cul-de-sac in the desirable area of Swanwick, within walking distance to the River Hamble.

### FEATURES

- Extended, detached home in a quiet, cul-de-sac location
- Four bedrooms with ensuite to master
- Open plan kitchen / dining room with sky lantern and bi-folding doors
- Designated study
- Utility area and downstairs WC for added convenience
- Generous back garden with easy access out to river just a short walk away
- Garage and driveway parking with EV charger
- Desirable location close to Swanwick Marina



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(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 Swanwick, a village located on the banks of the River Hamble which is lined with marinas underscoring the areas strong maritime heritage. Thanks to the gate in the back garden which opens out to the bridle path leading to the river, this is an excellent location for families who are keen on paddle boarding and kayaking. 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, Swanwick combines historical charm with natural beauty, offering a unique blend of cultural and recreational opportunities.

On approach, you are greeted by the well-manicured garden. A garage and driveway to the front provide secure off road parking for four cars. 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 kitchen / dining / family room, flooded with natural light via the large sky lantern and bi folding doors which open out to the generous and private, South-West facing back garden, mainly laid to lawn. The modern fitted kitchen with integrated appliances incorporates a breakfast bar for a more informal dining option. In addition, the downstairs boasts a cosy lounge with wood burning stove, plus a designated study and WC for added convenience. Upstairs you can enjoy a modern family bathroom plus four well-proportioned bedrooms, with an ensuite to the master.

With plenty of versatile living accommodation on offer here, there really is ample space to cater for the growing family.



## Outside

Driveway providing off road parking for four cars. Area laid to lawn. Single garage. Side access gate. Hedge row. Mature trees and plants. Sheltered porch canopy. EV charging point. Wooden gate opens to alley with UPVC door that leads in to garage.

## Hallway

UPVC double glazed door with fixed glazed panel to the side. Solid oak flooring. Skirting boards. Radiator. Under stairs storage cupboard. Carpeted turning staircase with wooden hand rail rising to first floor.

## WC (3' 7" x 5' 0") or (1.10m x 1.52m)

Wooden panelled door with chrome fittings. Double glazed window to front. Tiled flooring. Skirting boards. Low level WC with cistern. Hand wash basin with chrome mixer tap. Chrome ladder style heated towel rail. Access to RCD breaker switches.

## Study (10' 0" x 11' 1") or (3.05m x 3.37m)

Wooden panelled door with chrome fittings. Double glazed window to front. Solid oak flooring. Skirting boards. Radiator.

## Lounge (11' 8" x 15' 0") or (3.55m x 4.56m)

Wooden panelled door with chrome fittings. Double glazed window to rear. Double glazed French doors to back garden, with fixed glazing either side. Solid oak flooring. Skirting boards. Radiator. Wood burning stove with mantle beam and hearth.

## Kitchen/Dining/Family Room (30' 3" x 26' 1") or (9.21m x 7.94m)

Wooden door with multi pane glass inserts. Double glazed door and window to alley. Double glazed window and bi folding doors to back garden. Sky lantern. Vinyl flooring. Matching wall and base units. Ample work surfaces with breakfast bar incorporated. Stainless steel butler sink with chrome mixer tap. Integrated dishwasher. Space for range cooker. Stainless steel extractor hood. Integrated fridge freezer. Utility area with wall and base units, work surface, built in wine rack and space for washing machine. Storage cabinetry. Space for dining furniture. Horizontal radiator.

## Garden

South-West facing, private back garden. Mainly laid to lawn. Patio area with paved pathway that runs along the house. Wooden shed. Outdoor tap. Fully fenced. Mature trees to rear providing privacy. Vegetable patch. Wooden gate opens out to bridle path and access to river, just a short walk.



## Landing

Double glazed window above staircase, to front. Carpet. Radiator. Loft access. Doorways leading off to all rooms on first floor. Airing cupboard housing the boiler and water tank.

## Bedroom One (11' 8" x 11' 11") or (3.55m x 3.62m)

Wooden panelled door with chrome fittings. Double glazed window to back. Radiator. Carpet. Skirting boards. Radiator. Doorway to en-suite.

## En Suite (7' 11" x 5' 3") or (2.41m x 1.59m)

Wooden panelled door with chrome fittings. Double glazed window to rear. Tiled walls. Tiled floor. Circular basin with chrome mixer tap and vanity unit below. Chrome ladder style heated towel rail. Low level WC with cistern. Fully tiled shower cubicle with glass door and Aqualisa power shower. Inset spots. Extractor fan.

## Bedroom Two (10' 2" x 10' 11") or (3.09m x 3.32m)

Wooden panelled door with chrome fittings. Double glazed window to front. Radiator. Carpet. Skirting boards.

## Bedroom Three (7' 11" x 9' 11") or (2.41m x 3.02m)

Double glazed window to back. Carpet. Skirting boards. Radiator.

## Bedroom Four (7' 5" x 9' 11") or (2.26m x 3.02m)

Wooden panelled door with chrome fittings. Double glazed window to front. Laminate flooring. Skirting boards. Radiator.

## Family Bathroom (6' 5" x 6' 9") or (1.96m x 2.07m)

Wooden panelled door with chrome fittings. Double glazed window to side. Tiled floor. Half tiled walls. Chrome ladder style heated towel rail. Bath with Aqualisa power shower above. Low level WC with cistern. White pedestal wash basin with chrome taps.

## Garage (13' 8" x 8' 11") or (4.17m x 2.71m)

Single garage. Up and over door. UPVC door to alley. Power and lighting.

## Other

Fareham Borough Council Tax Band E £2645.56 2025/26 charges. Vendors position: Need to find



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