



ASKING PRICE

£675,000

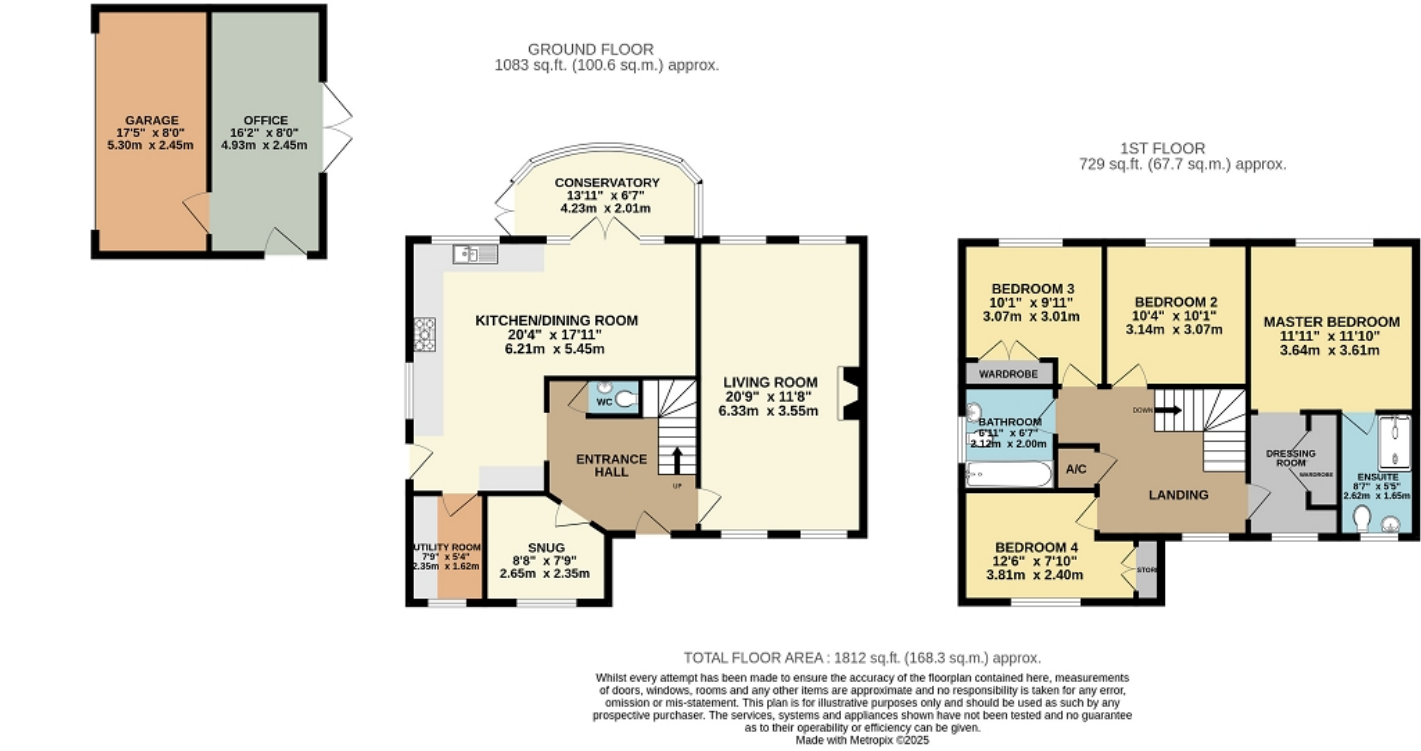
Freehold

Anglers Way, Lower Swanwick, SO31 7JH

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BRAMBLES



Anglers Way, Lower Swanwick, SO31 7JH

4 Beds - 2 Baths

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

FEATURES

- Detached home with four double bedrooms and four reception rooms
- Master bedroom with dressing room and ensuite bathroom
- Utility room & downstairs WC
- Conservatory with outlook over the landscaped dual aspect rear garden
- Garden office
- Garage and driveway with parking for two cars
- Quiet cul-de-sac location in Lower Swanwick



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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 Whiteley. 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, double height entrance hall with doorways leading off to all rooms on the ground floor. As well as the formal sitting room, there's an additional snug to the front of the property; a versatile space that would make an ideal playroom or additional reception room. The kitchen/dining room features stunning real wood cabinetry with quartz worktops and integrated appliances. The conservatory overlooks the fully landscaped garden, a wonderfully private oasis that wraps around the rear and side of the home. For added convenience there's a downstairs WC and a utility room, perfect for ensuring all of the daily chores are taken care of whilst keeping the home clutter free. Upstairs there is a large galleried landing leading to a modern family bathroom plus four double bedrooms. The master bedroom features a dressing room plus an ensuite bathroom. With plenty of fitted storage solutions, there really is ample space on offer here to cater for the growing family. Outside, to the rear, there's a driveway with parking for two cars plus a double garage which has been partially converted into a home office whilst still retaining plenty of storage space.

We don't anticipate this charming family home to be on the market for very long, so call Brambles Estate agents today to arrange your viewing.



Outside

Landscaped front garden. Paved steps leading to front door. Driveway parking for two cars with EV charger.

Hallway (11' 0" x 10' 8") or (3.35m x 3.26m)

Composite front door with double glazing. Amtico flooring. Deep moulded skirting boards. Carpeted turning staircase rising to the first floor. Radiator. Doorway leading to lounge, snug, downstairs cloakroom and kitchen/diner. Controls to security alarm.

Cloak Room (2' 8" x 3' 9") or (0.81m x 1.14m)

Continuation of Amtico flooring. Low-level WC with concealed cistern. White hand wash basin with vanity unit built in below. Extractor fan.

Living Room (20' 9" x 11' 8") or (6.33m x 3.55m)

Double glazed windows to front and rear. Carpet. Deep moulded skirting boards. Open fireplace. Two radiators.

Snug (7' 9" x 8' 8") or (2.35m x 2.65m)

Double glazed window to the front. Carpet. Deep moulded skirting boards. Radiator.

Kitchen/Diner (17' 11" x 20' 4") or (5.45m x 6.21m)

Double glazed window to rear and side. French doors lead to conservatory. Composite double glazed door to side. Tiled flooring. Deep moulded skirting boards. Two radiators. Inset spot lights.. Full range of matching real wood wall and base units. Quartz work tops with drainer inserts. White sink and a half with chrome mixer tap. Space for range cooker. Feature extractor hood. Integrated dishwasher and fridge freezer.

Utility Room (7' 9" x 5' 4") or (2.35m x 1.62m)

Double glazed window to the front. Tiled floor. Base and wall units with worksurface. Radiator. Storage cupboard housing the breaker switches. Boiler concealed in wall unit. Integrated washing machine and tumble dryer.

Conservatory (6' 7" x 13' 11") or (2.01m x 4.23m)

Dwarf wall conservatory. Glazed on three sides. Tiled floor. French doors leading to back garden. Electric underfloor heating.

Landing (10' 7" x 13' 7") or (3.23m x 4.14m)

Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Doorways leading off to all rooms on the first floor. Airing cupboard housing the water tank, shower pump and linen storage.

Master Bedroom (11' 11" x 11' 10") or (3.64m x 3.61m)

Double glazed window to rear. Carpet. Deep moulded skirting boards. Radiator. Feature panelled wall. Doorway to the ensuite.



Garage (17' 5" x 8' 0") or (5.30m x 2.45m)

Automatic up and over garage door. Power and lighting. Eaves storage.

Other

Fareham Borough Council Tax Band F £2980.46 2025/26 charges

Vendors position: Need to find



Dressing Room (8' 7" x 6' 2") or (2.62m x 1.87m)

Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Built-In wardrobes. Archway opening to master bedroom.

Ensuite (8' 7" x 5' 5") or (2.62m x 1.65m)

Double glazed window to front. Tiled floor. Half tiled walls. Quartz worktop. Low level WC with concealed cistern. White wash basin with chrome mixer tap and vanity unit below. Chrome ladder style heated towel rail. Extractor fan. Double width, fully tiled shower cubicle with glass door and chrome rainfall effect power shower.

Bedroom Two (10' 1" x 10' 4") or (3.07m x 3.14m)

Double glazed window to rear. Carpet. Deep moulded skirting boards. Radiator. Built-In wardrobes.

Bedroom Three (10' 1" x 9' 11") or (3.07m x 3.01m)

Double glazed window to rear. Carpet. Deep moulded skirting boards. Radiator.

Bedroom Four (7' 10" x 12' 6") or (2.40m x 3.81m)

Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Built-In storage shelves. Built-In double wardrobe.

Family Bathroom (6' 11" x 6' 7") or (2.12m x 2.0m)

Tiled floor. Half tiled walls. Quartz worktop. Panel bath with tiled surround, chrome mixer tap and chrome shower attachment. Low level WC with concealed cistern. White wash basin with chrome taps with vanity unit built in below. Chrome ladder style heated towel rail. Extractor fan.

Garden

Corner plot with fully landscaped dual aspect garden wrapping around rear and side. Areas laid patio with French drainage. Areas laid to lawn. Wooden pergola. Fully fenced. Raised borders with an abundance of mature plants and shrubs. Silver Birch trees. Double wooden gates lead to the driveway. Access to garage and office. Outdoor tap. Wooden storage shed.

Office (16' 2" x 8' 0") or (4.93m x 2.45m)

Composite double glazed door from garden. Amtico flooring. Skirting boards. Two electric radiators. Double glazed French doors to the back garden. Doorway to garage.



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