



Rowe
& Co.

2 Swift Cottages, Heathen Street

Southampton

In Excess of £425,000

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& Co.**



2 Swift Cottages

Heathen Street, Southampton

This beautifully presented two bedroom semi-detached home is set in one of Durley's most requested locations in the heart of the village. The property has been extended and boasts a stunning open plan kitchen extension that opens out to the rear garden. The accommodation briefly comprises a welcoming entrance hall, feature open plan kitchen/diner, living room, study and cloakroom on the ground floor. On the first floor there are two good sized bedrooms and the family bathroom. Outside a driveway provides off-road parking and an attractive enclosed rear garden. The property has an open aspect to the rear backing on to neighbouring fields.

LOCATION

The quiet unspoilt Parish of Durley is extremely well placed for commuters with easy access to the M3, M27 and mainline stations on Eastleigh & Hedge End. There are numerous public houses such as the highly regarded gastro pub called Robin Hood and the much sought-after Durley primary school. Nearby are the pretty towns of Botley and Bishops Waltham which have small local supermarkets, pubs and restaurants.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi Detached Cottage
- Popular Rural Location
- Two Large Bedrooms
- Study
- Kitchen / Dining Room



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INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor with fitted upstairs storage, there is a study which can be found to the front of the property and a cloakroom which is fitted with a wash hand basin and WC with complementary tiling.

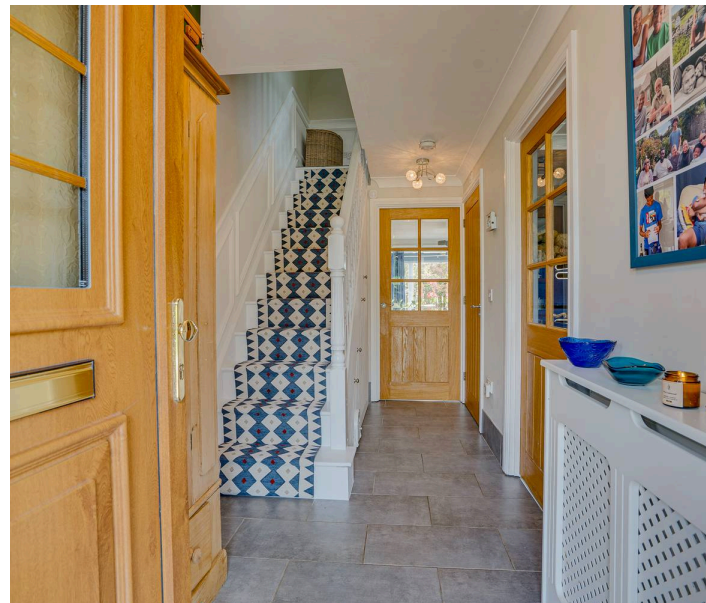
A particular feature of the home has to be the stunning open plan kitchen/living/diner room which has doors opening out to the rear. The kitchen itself has been fitted with a range of matching wall and base units with cupboards and drawers under and worktops over.

There is an integrated electric oven, hob with extractor over, sink unit, dishwasher and fridge/freezer., a window to the side aspect as well as a skylight window and French doors opening out to the rear garden.

On the first floor the landing provides access to both bedrooms and the family bathroom. The master bedroom can be found to the front of the property with windows overlooking the rear garden. Bedroom two is also a double with windows to the front aspect and a built-in storage cupboard.

OUTSIDE

To the front of the property there is a driveway providing parking along with gated pedestrian access to the rear garden. The rear garden is easy to maintain having been laid to shingle with a paved patio and decked seating area ideal for entertaining.



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Approximate Gross Internal Area
936 sq ft - 87 sq m



1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG



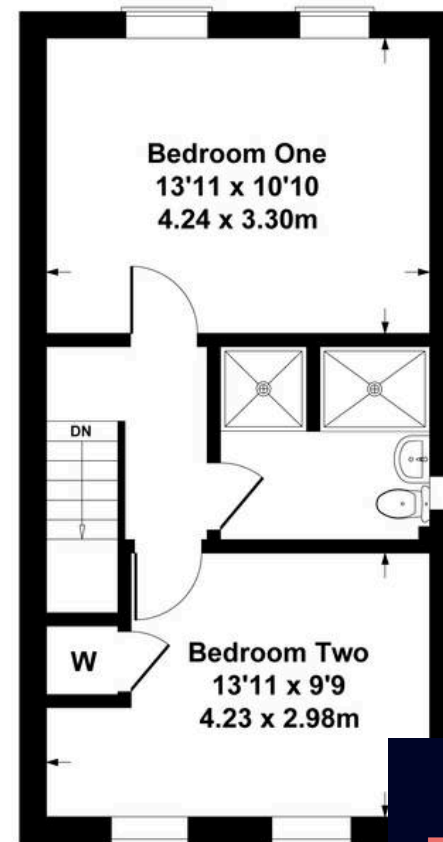
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GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors window rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in the specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

