

# 5 LARKSPUR CLOSE

Swanmore, SO32 2RE  
Asking Price £525,000



WELLER  
PATRICK



## PROPERTY FEATURES

A deceptively spacious three bedroom detached house in a popular cul-de-sac in the sought after village of Swanmore

Entrance hall • Kitchen/breakfast room • Utility area • Living room • Dining room • Cloakroom

Three bedrooms • En-suite shower room to master bedroom • Family bathroom

Front & rear gardens • Garage • Driveway parking



## DESCRIPTION

This three bedroom detached house is located in a popular cul-de-sac within the much requested village of Swanmore. The property enjoys a central location and is within walking distance of both Swanmore primary school and Swanmore College.

The property offers deceptively spacious accommodation and comprises an entrance hall, cloakroom, kitchen/breakfast room with a utility area, living room with an opening to the dining room which in turn has doors leading to the garden.

To the first floor there are three bedrooms and a family bathroom with the master bedroom having the benefit of an ensuite shower room.

Outside there is a driveway providing parking and leading to the garage. To the rear is a delightful enclosed garden predominantly laid to lawn with mature trees and shrubs and panelled fencing to the boundaries. There is also an attractive double glazed summer-house with power and light.

Swanmore is a popular village due to its semi-rural location. The village centre boasts a general store, hairdressers and church hall. It is only a short drive to the pretty country town of Bishops Waltham which offers a wealth of further amenities including doctors, dentist's surgeries and a Post Office. There are also a number of independent shops and restaurants alongside the historic palace ruins. There is easy access to more extensive facilities in the nearby villages of Wickham and Botley, with its mainline train station, Hedge End superstores and the cathedral city of Winchester.

Internal viewing recommended



5 Larkspur Close  
 Swanmore  
 SO32 2RE



**LOCAL AUTHORITY AND SERVICES**

Winchester City Council  
 Council Tax band E  
 Mains water, gas and electricity. Mains drainage.

**VIEWINGS**

By appointment through Weller Patrick.  
 Tel: 01489 893555

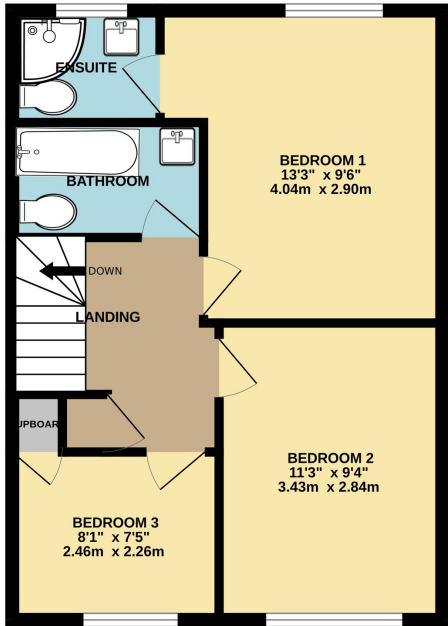
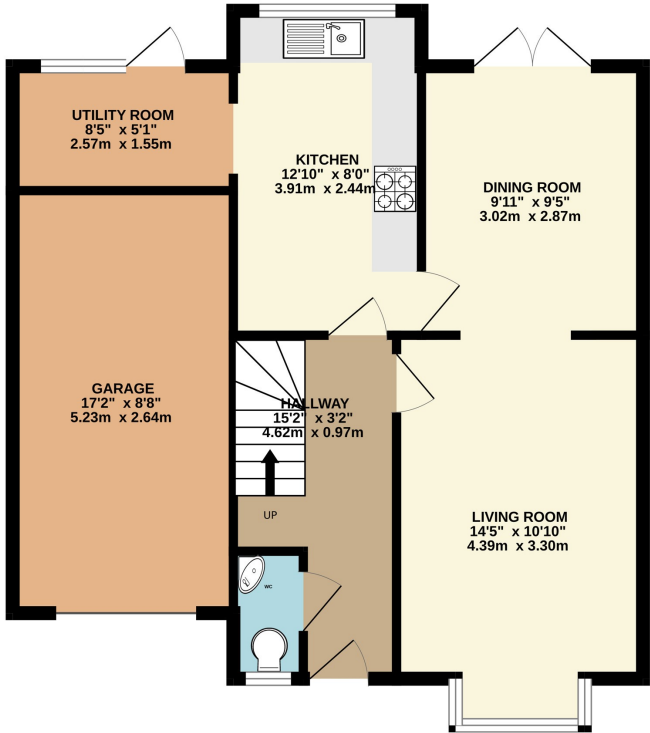
**DIRECTIONS**

From Bishops Waltham take Hoe Road to Swanmore. Upon entering the village go past the church and turn right into New Road. Proceed along New Road and turn right into Crofton Way, then right and right again into Larkspur Close.

Particulars amended 14th September 2023

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	84	
(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

Address:

