

# GALLEONS REACH

Hill Pound, Swanmore

SO32 2UN

Asking Price £950,000



WELLER  
PATRICK





## PROPERTY FEATURES

A superb individual four bedroom home in a sought after village

Stunning kitchen /breakfast /family room • Triple Aspect Sitting room with log burner• Family room /study • Utility room

Cloakroom • Main bedroom with en-suite • Three further double bedrooms • Family bathroom

Large garden approximately 0.3 acre in all • Ample driveway parking



## DESCRIPTION

This attractively presented individual four bedroom family house is situated in the sought after village of Swanmore. The property offers spacious accommodation with well proportioned rooms and the added feature of a large garden.

The property also includes a fabulous kitchen/breakfast/family room with a feature vaulted ceiling area and bi-fold doors which lead onto the patio and garden.

The village of Swanmore is well regarded and desirable being semi rural and just a short drive to the delightful country town of Bishops Waltham yet within easy reach of the major South Coast centres of Winchester, Southampton and Portsmouth. The M3, M27 and A3M road networks are all easily accessible.

Within a short distance and within the village are well regarded Infant, Primary and Secondary Schools with bus services nearby to colleges such as Barton Peverel and Peter Symonds. There is also a village store, church and a strong sense of community.

Nearby Bishops Waltham is within a short drive and offers a good range of shops and services from its attractive high street plus family friendly cafes and eateries.

The large garden is a particular feature extending to the front and rear with ample parking.

Viewing is highly recommended.





## DIRECTIONS

From Bishops Waltham take the B2177 towards Waltham Chase. At the traffic lights turn left into Forest Road. At the end of Forest Road turn left into Gravel Hill. The property can be found after a short distance on the right hand side.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Mains electricity, gas, water and drainage.

### VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

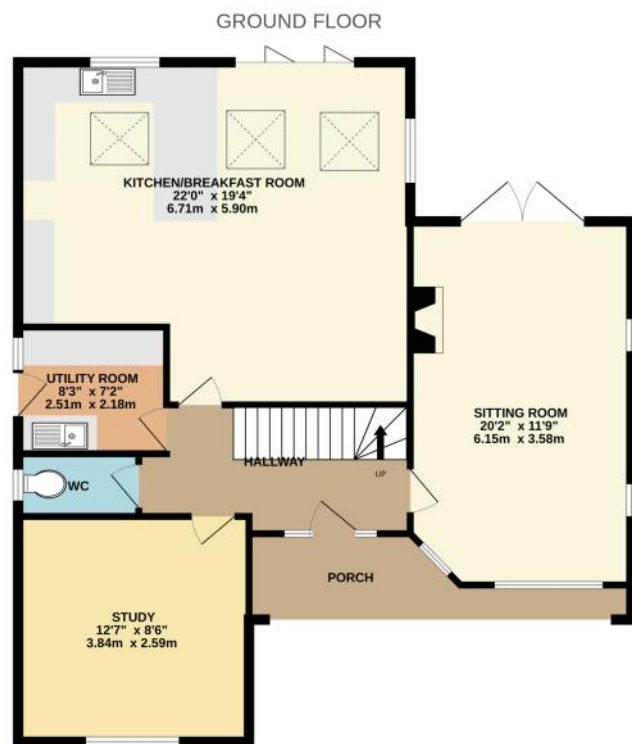








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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs:</i>		
(92+)	A	98
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

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

