



MERRIVALE

Swanmore Road, Swanmore, SO32 2QH

£1,150,000

**WELLER
PATRICK**



PROPERTY FEATURES

An exceptionally spacious detached property with annexe accommodation

Sitting room • Kitchen / dining room • Study • Utility room • Cloakroom

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

Two bedroom annexe • Approx 0.95 acres of gardens & grounds • Ample parking • Outbuilding & summer house



DESCRIPTION

An exceptionally spacious individual four bedroom property with an adjoining two-bedroom self-contained annexe enjoying a desirable location. The property provides extensive accommodation and large gardens and grounds of approximately 0.95 of an acre in all with fields to the rear.

This distinctive residence showcases an impressive entrance hall, kitchen/dining room with double doors to the rear garden, utility room, sitting room with feature open fire and study. The first floor offers four well-proportioned bedrooms, with an en-suite to the master bedroom, and a family bathroom suite. The attached annexe provides its own open plan lounge, kitchen breakfast room, two bedrooms, cloak-room, shower room and garden area.

The property boasts a large driveway providing ample parking, an outbuilding, summerhouse and established gardens and grounds.

The village of Swanmore is well regarded and desirable being semi-rural and just a short drive from 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 the village are well-regarded Infant, Primary and Secondary Schools with bus services nearby to colleges such as Barton Peveril 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 traditional shops and services from its attractive high street plus coffee shops and eateries.

Viewing is highly recommended.

DIRECTIONS

From Bishops Waltham take the Hoe Road to Swanmore. On entering the village proceed past Moorlands Road and Donigers Close which are on the left. The property will be seen after a short distance on the right.



LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band G

Mains gas, electricity, water and drainage.

VIEWINGS By appointment through Weller Patrick.
Tel: 01489 893555

Particulars prepared 9th May 2024

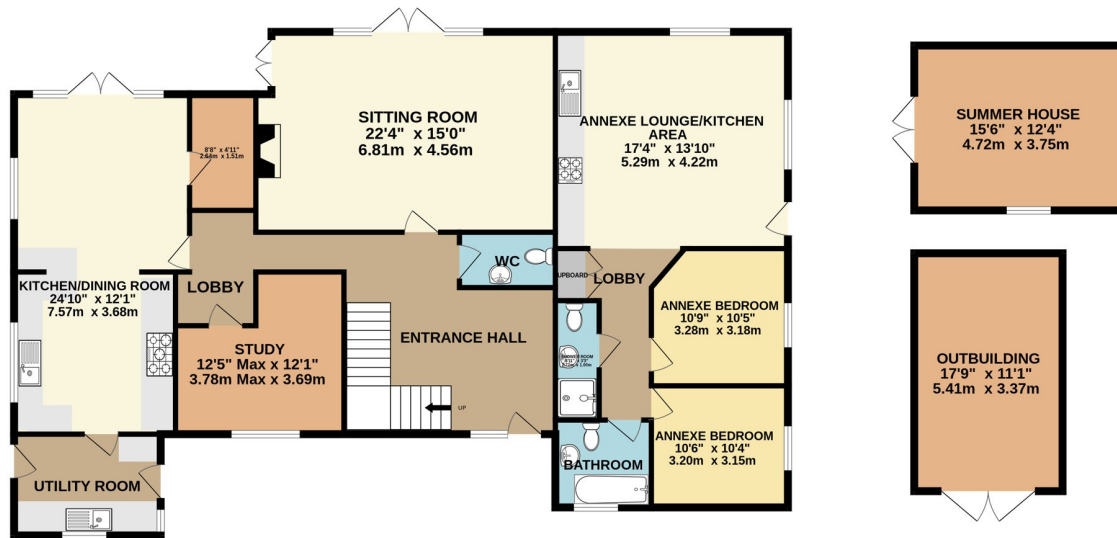




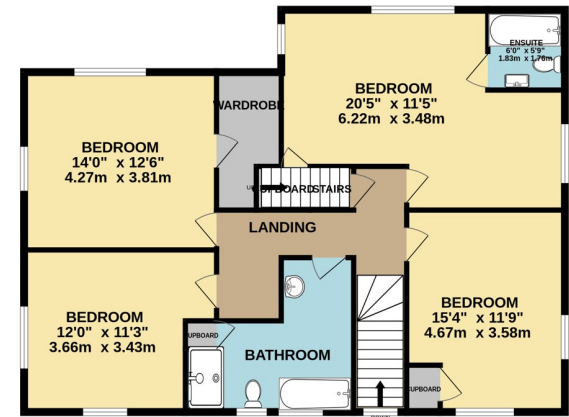
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GROUND FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	