

# FLOWER COTTAGE

Spring Lane, Southampton, SO32 2PT

Asking Price £575,000



WELLER  
PATRICK



## PROPERTY FEATURES

An attractive detached character property for updating and improving in the sought after village of Swanmore

Lounge • Dining Room • Kitchen • Conservatory • Shower Room • Two Bedrooms

Off road Parking • Good Size Rear Garden • Viewing Recommended • No Forward Chain



## DESCRIPTION

An opportunity to purchase an attractive detached character house and generous garden located in the desirable village of Swanmore.

The property requires updating and improvement and some buyers may wish to extend or replace subject to planning consent being granted.

The property is situated in an established area and sought after lane which is within a short walk of the village centre. with its convenience store, church and both primary and secondary schools.

The property is approached off Spring Lane, over a drive which then leads into the properties parking area at the front. There is a wide area to the left of the property and a good-sized rear garden.

The country town of Bishops Waltham is within a short drive and offers a range of shops and services from its traditional high street and town centre including a number of coffee shops, cafes and eateries. The major south coast centres of Southampton, Winchester and Portsmouth are within driving distance as are the M27 and M3 motorway systems including Southampton Airport.

To the very rear of the property is a new detached bungalow nearing completion for the owners of Flower Cottage. The owners have been in contact with Winchester City Councils planning department and they have indicated that the property could possibly be replaced with a good sized new home. For further details regarding this option please call Weller Patrick on 01489 893555.

Please call to discuss any aspect of this property in more detail and to arrange a viewing.

Flower Cottage  
 Spring Lane  
 SO32 2PT

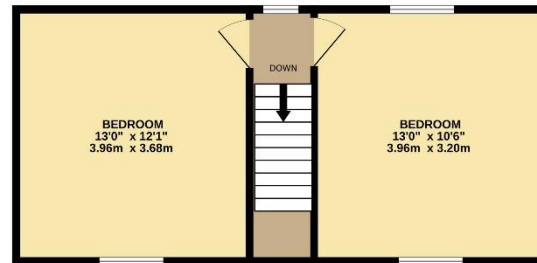
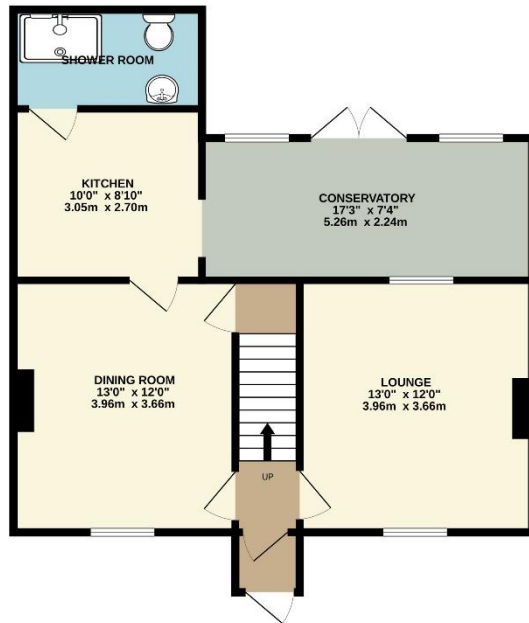


## DIRECTIONS

From Bishops Waltham take Hoe Road towards Swanmore. Drive past the Church and shop and turn right into Chapel Road then right again into Spring Lane. The property will be found on the left-hand side a short distance after the turning for Medicott Way.

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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## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Services Mains electricity, water & drainage

## VIEWINGS

By appointment through Weller Patrick.  
 Tel: 01489 893555

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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