

# 34 ORCHARDLEA

Orchardlea, Southampton, SO32 2QZ

Asking Price £525,000

WELLER  
PATRICK



## PROPERTY FEATURES

A spacious, four-bedroom, detached home with a large garden in the sought after village of Swanmore

Entrance Hall ● Cloakroom ● Kitchen ● Lounge / Dining Room

Four Bedrooms ● Family Bathroom ● Garage ● Driveway Parking ● Large Rear Garden ● No Forward Chain



## DESCRIPTION

A spacious four-bedroom property in the popular and sought after village of Swanmore with an exceptionally generous garden.

Located within a short walk from both the village Primary School and Swanmore College as well as being conveniently close to the neighbouring market town of Bishops Waltham and the popular village of Wickham.

The property offers good size accommodation throughout. The ground floor accommodation comprises a generous entrance hall, cloakroom, lounge/dining room with patio doors opening into the rear garden, kitchen and a door from the hallway to the garage.

On the first floor there are four bedrooms and a family bathroom.

Additional benefits include the large rear garden, garage and driveway parking.

This property is being offered with no forward chain and early viewing is essential.

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

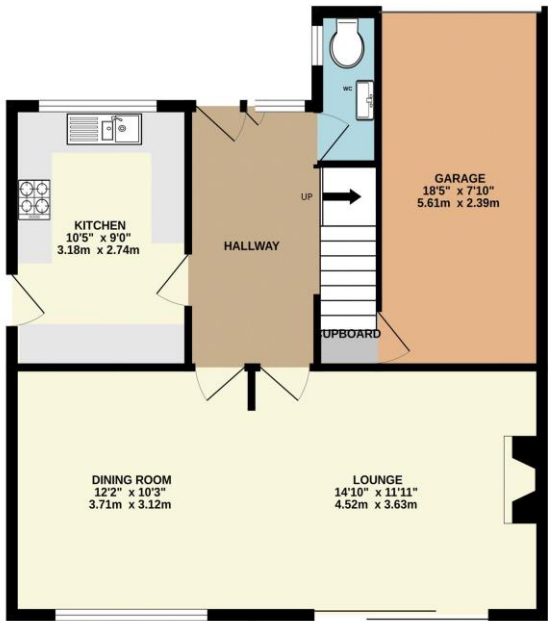
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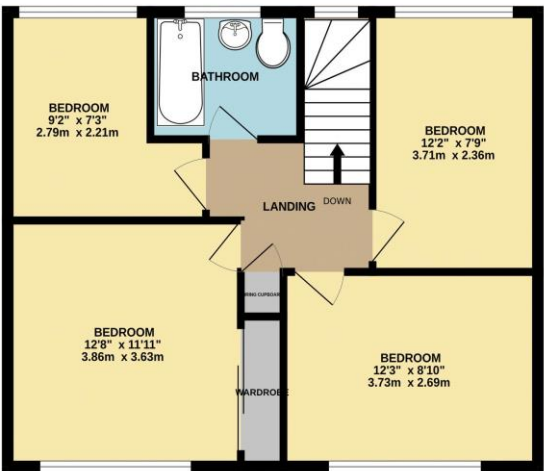
**DIRECTIONS**

From Bishops Waltham proceed along Bank Street and follow this road into Swanmore. Upon entering the village turn second right just past the church into Chapel Road and follow this road until you reach the crossroads. At the Crossroad go straight ahead on to Mislingford Road. After a short distance take the first turning on the right into Orchardlea. Follow the road and the property can be found after a short distance on the right.

GROUND FLOOR



1ST FLOOR



Particulars prepared 25<sup>th</sup> June 2024

**LOCAL AUTHORITY AND SERVICES**

Winchester City Council

Council tax band E

Services Mains gas, electricity, water and drainage.

**VIEWINGS**

By appointment through Weller Patrick.  
 Tel: 01489 893555

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+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	