

# CHARISMA

Chapel Road, Southampton, SO32 2QB

Asking Price £665,000



WELLER  
PATRICK





## PROPERTY FEATURES

Spacious individual detached property offering an element annex potential in sought after Swanmore

Spacious Entrance Hall • Sitting Room • Dining Room • Kitchen • Study

Four Bedrooms • 2 En-suites • Bedroom 5 / Family Room • Family Bathroom

Driveway Parking • Gardens • Viewing Recommended





## DESCRIPTION

Situated in the sought after village of Swanmore is this spacious individual detached property which offers flexible accommodation with four bedrooms and three/four reception rooms and an attractive kitchen.

An element of annex potential exists with a ground floor double bedroom and en suite.

In addition, the property features a reasonable sized garden overall and ample parking.

The village of Swanmore is one of the most desirable villages in the area and is highly regarded for its semi rural yet convenient and accessible location for access to the south coast and the major centres of Winchester, Southampton and Portsmouth. Rail services to London are available from Petersfield, Winchester and Botley.

There is an active village community and well regarded primary and secondary schools. including the Swanmore College at secondary level. There are two popular pubs, church and also close-by is a well supported village store and post office.

The traditional country town of Bishops Waltham is within a short drive and offers a range of independent shops, services and eateries from its traditional high street. The semi rural nature of the area provides for walks and rides within beautiful countryside and along the historic Meon Valley railway bridle path which can be accessed within a short drive.

The property offers generous family accommodation and notable features include the attractive kitchen, a spacious sitting room and dining room, study and the good sized bedrooms include both en suite master and guest bedroom plus a family bathroom.

The garden is of a good size overall, laid to lawn, with a paved seating area and tarmac driveway providing ample parking for several vehicles.

Internal viewing is recommended to appreciate all this home has to offer.



## DIRECTIONS

From Bishops Waltham take the Hoe Road to Swanmore. On entering the village turn right by the church into New Road then immediately left into Chapel road, The property is at the very end on the left and set back from the road.

Particulars prepared 11<sup>th</sup> September 2024

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services Mains gas, electricity, water and drainage

## VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555









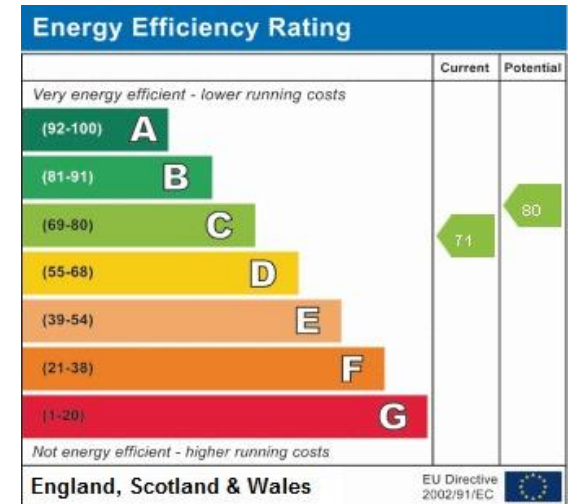
Charisma  
 Chapel Road  
 Swanmore  
 SO32 2QB



GROUND FLOOR



1ST FLOOR



Address:  
 Charisma

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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