

22 HAMBLE RISE

Hamble Rise, Swanmore, SO32 2FS

Asking Price £875,000



WELLER
PATRICK



PROPERTY FEATURES

Exceptional five bedroom detached family home is the sought after village of Swanmore

Large Entrance Hall • Cloakroom • Study • Lounge • Kitchen / Dining Room

Utility Room • Family Room • Five Bedrooms • Two En-suites • Family Bathroom

Tripple Garage • Driveway Parking • Attractive Garden • Viewing Recommended



DESCRIPTION

Nestled within a highly desirable development in Swanmore, this exceptional detached five bedroom family home with a triple garage.

Features include a 18ft lounge, a superb integrated 22ft kitchen/dining area with double doors to the rear garden and a versatile family room.

Additional spaces include a study, utility room, cloakroom, and a stunning entrance hall.

The first floor showcases a gallery landing with French doors leading to a balcony. This level also accommodates five generously sized double bedrooms, two en-suite bathrooms, and a family bathroom.

Externally, the property offers a spacious driveway, a triple garage, solar panels, and an attractive rear garden.

The village of Swanmore benefits from both primary and senior schools with Swanmore College being a co-educational secondary school. The village also benefits from a store, recreation ground, several local pubs and the local area is surrounded by beautiful countryside.

Swanmore neighbours the pretty market town of Bishops Waltham which offers a broad range of shops and local amenities, Botley which has a mainline railway station with both Southampton Airport and M27 motorway access routes also being within easy reach.

An internal viewing is highly recommended to appreciate all the space this superb family home has to offer.

DIRECTIONS

From Bishops Waltham take the Hoe Road which leads to Swanmore. On entering the village take the second turning on the right beyond the Church into Chapel Lane. Continue to the end of this road and turn right onto Hill Pound. After a short distance take the first turning on the right into Horders view. Turn right into Hamble Rise. Follow the road round to the left and the house can be found on your right.

Particulars prepared 22nd April 2025

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band G

Services Mains electricity, water gas and drainage.

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

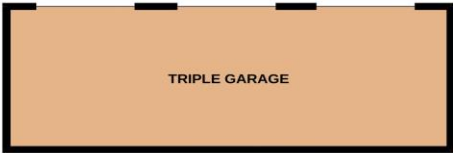
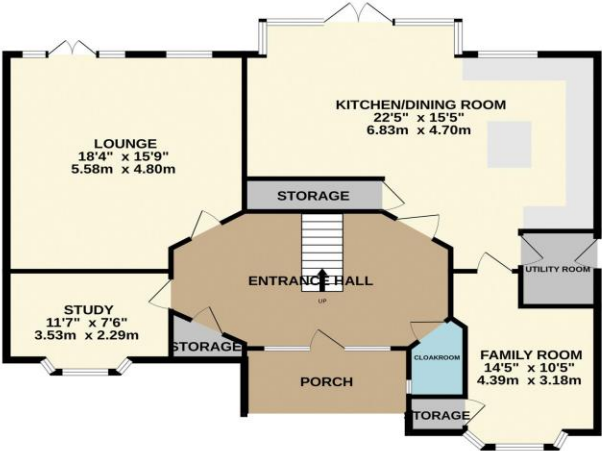




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GROUND FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	