

# 14 ROWAN CLOSE

Swanmore, SO32 2RS

Asking Price £575,000



WELLER  
PATRICK



## PROPERTY FEATURES

Spacious four bedroom detached family home located in a highly desirable close within the popular village of Swanmore.

Entrance Hall • Lounge • Dining Room • Kitchen/Breakfast Room • Further Reception Room • Cloakroom

Utility Room • Four Bedrooms • En-Suite • Family Bathroom • Garden • Driveway Parking

No Forward Chain • Viewing Recommended



## DESCRIPTION

This spacious four bedroom detached family home is located in a highly desirable close within the popular village of Swanmore.

The property offers generously proportioned living spaces. Conveniently, the home is within walking distance of Swanmore's primary school and Swanmore College. Swanmore itself is ideally situated near Bishops Waltham, which offers a wide range of shops and amenities.

The accommodation comprises an entrance hallway, with doors leading to the lounge/reception room (formally the double garage), the kitchen/breakfast room is attractive with a built in oven and gas hob. The separate dining room has doors leading to the garden and the main sitting room features a wood burning stove. A large utility room and cloakroom complete the picture on the ground floor.

Upstairs, there are four bedrooms, with the principal bedroom boasting a modern en-suite shower room. The remaining bedrooms are served by a family bathroom.

Outside, the property offers a pleasant rear garden, predominantly laid to lawn, with a patio area adjacent to the house. There is side access to the front of the property and driveway parking.

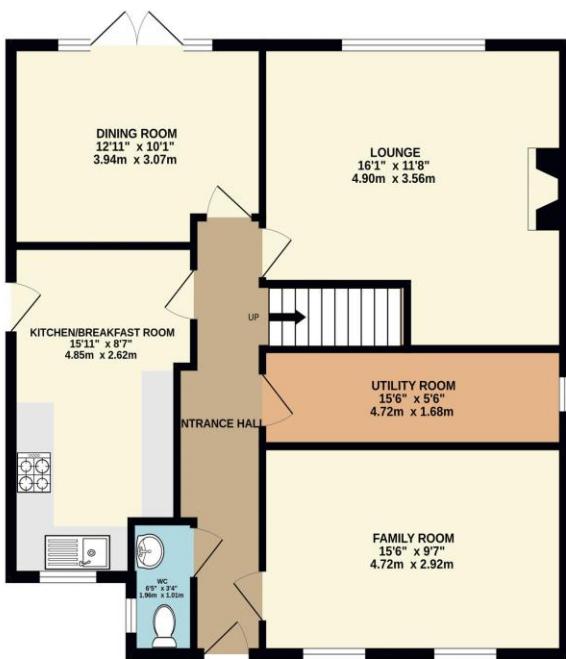
Viewing is highly recommended.

Agents Note; Bedroom 3 and 4 are currently linked and we understand from the sellers the small section of partition wall could be reinstated. (please see floorplan).

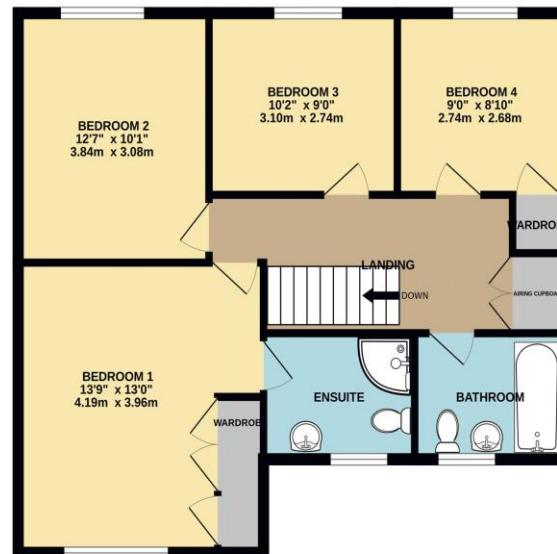
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GROUND FLOOR



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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## DIRECTIONS:

From Bishops Waltham proceed along Hoe Road into Swanmore Road to the village centre. Just after the church turn right into New Road then take the first left into Chapel Road. Take the second right into Spring Lane then third left into Rowan Close.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Services; Mains gas, electricity, water and drainage.

Particulars amended 8<sup>th</sup> December 2025

## VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-58)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		