

Enjoying a sought after location in Swanmore, this is a deceptively spacious and extended four bedroom detached family home with three reception rooms, conservatory and superb gardens enjoying open country views.

**The Accommodation Comprises:-**

Front door with obscured double glazed panel inset into:

**Entrance Hall:-**

Stairs to first floor, door into:

**Sitting Room:- 21' 11" x 13' 1" (6.68m x 3.98m)**

Double glazed windows to side and front elevations, coving to flat ceiling, Inglenook fireplace with log burner, radiators.

**Bath and Shower Room:- 11' x 7' 11" (3.35m x 2.41m)**

Double glazed window to front elevation, textured ceiling, tiled, shower cubicle, bath, close coupled WC, pedestal wash hand basin, door to under-stairs storage cupboard, radiator.

**Inner Hallway:-**

Textured ceiling, door to:

**Bedroom 1:- 11' x 10' 11" (3.35m x 3.32m)**

Double opening doors with windows to rear elevation, textured ceiling, radiator, door to deep walk in wardrobe (14'2 x 3'5) with double glazed window to front elevation, textured ceiling.

**Ensuite Shower Room:- 7' 5" x 2' 9" (2.26m x 0.84m)**

Obscured double glazed window to rear elevation, textured ceiling, shower cubicle, close coupled WC with concealed system, wash hand basin inset vanity unit, chrome heated towel rail.

**Study:- 12' 1" x 8' 11" (3.68m x 2.72m)**

Radiator, wall lights, door into conservatory.

**Conservatory:- 12' 4" x 8' 6" (3.76m x 2.59m)**

Double glazed windows to side and rear elevations, French doors giving access to garden, polycarbonate ceiling.

**Dining Room:- 13' 3" x 13' 3" (4.04m x 4.04m)**

Double glazed windows to side and rear elevations, glazed door giving access to rear garden, flat ceiling, radiator, fireplace.

**Breakfast Area:- 13' 8" x 8' 5" (4.16m x 2.56m)**

Radiator, flat ceiling, built in cupboards.

**Kitchen:- 15' 5" x 13' 1" (4.70m x 3.98m)**

Double glazed windows to rear elevation, range of base and eye level units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, oven, hob with extractor hood over, space for fridge freezer, glazed door into:

**Utility Room:- 10' 9" x 6' 5" (3.27m x 1.95m)**

Double glazed windows to side elevation, range of base units with roll top work surfaces, stainless steel sink unit, space and plumbing for washing machine and tumble dryer, gas central heating boiler.

**Outer Porch:-**

Double glazed windows to rear elevation, door giving access to rear garden, cloak hanging space, storage area.

**First Floor Landing:- 10' 7" x 8' 2" (3.22m x 2.49m)**

Study area, Velux window to front elevation, access to loft, door to Eaves storage, smoke detector, door to:

**Bedroom 2:- 22' 3" x 9' 10" Plus Recess (6.78m x 2.99m)**

Double glazed windows to side elevations, Velux window, built-in wardrobes with hanging rail and space for storage, radiator.

**Bedroom 3:- 13' 4" x 10' 8" (4.06m x 3.25m)**

Double glazed window to side elevation, Velux window, radiator.

**Bedroom 4:- 10' 7" x 7' 11" (3.22m x 2.41m)**

Double glazed window to side elevation, Velux window, radiator.

**Outside:-**

Driveway for parking numerous vehicles leading to garage with up and over door, front is laid mainly to shingle with some shrubs, trees and bushes. The rear garden is laid mainly to lawn for ease of maintenance with a range of shrubs, bushes and trees to the borders, garden sheds, summer house. The the rear of the garden are splendid open country views beyond.

**Nota Bene:-**

Council Tax Band: - Winchester Council. Tax Band F

Tenure: - Freehold

Property Type: - Detached House

Property Construction: - Traditional

Electricity Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Broadband - Broadband is supplied by BT. Average speed for Postcode of 76MB: Check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

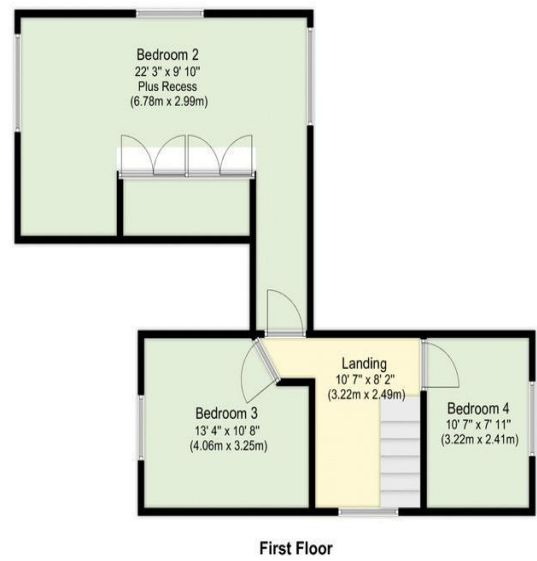
Parking: Driveway and Garage

Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further information as provided by current vendor







Awaiting EPC

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.  
**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



\*DRAFT DETAILS\*

£845,000  
 Al Sirat, Chapel Road, Swanmore, SO32 2QA

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
 THE INDEPENDENT ESTATE AGENT