



Walnut Cottage | New Road | Swanwick | SO31 7HE

Guide Price £1,100,000



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W&W are delighted to offer for sale this unique six bedroom detached family home sat on an enviable wrap around plot. The property enjoys over 3300 Sq.Ft providing six bedrooms, five bathrooms, kitchen/breakfast room and five reception rooms including an impressive bar, games room & home cinema room. The wrap around plot provides landscaped gardens, outside heated swimming pool, garage & driveway parking for multiple vehicles.

Walnut Cottage is situated down New road, it is a semi-rural location, but with the benefits of being a short distance, from excellent local facilities. Park Gate and Locks Heath centres are nearby which both offer excellent local shopping facilities and amenities. Being close to the upper reaches of the River Hamble, there are many picturesque walks close by; the 'Swanwick Lakes' nature reserve is a few minutes-walk away. The M27 is easily accessible at Junctions 8 & 9 for commuter travel, Swanwick Rail station is within walking distance. New Road is within catchment for excellent schools for all ages.







Extremely well presented unique detached family home sitting on an enviable wrap around plot

Popular 'Swanwick' location

Boasting over 3300 Sq.Ft of versatile living accommodation

Reception hallway enjoying built in understairs storage cupboard & attractive tiled flooring flowing into the kitchen/breakfast room

Dual aspect 20'5ft lounge benefiting from centrepiece fireplace with inset log burner & twin sets of bi-folding doors opening out onto the garden

Kitchen/breakfast room enjoying large breakfast bar & door opening out onto the garden

Integrated appliances include double oven, five ring gas hob, dishwasher & 'American style' fridge/freezer to remain

Utility room providing additional storage space & washing machine/tumble dryer to remain

Dual aspect office

Modern downstairs shower room comprising three piece white suite & attractive wall/floor tiling

Truly impressive 31'6ft home cinema room with feature suspended ceiling with inset LED lighting, air conditioning unit, speakers and projector TV

The entertainment hub of the home include a games room & bar both with bi-folding doors opening out onto the terrace and non slip tiled flooring flowing out onto the patio area

The bar room enjoys a bespoke fitted bar with inset sink, two fridges to remain, LED downlighting & up lighting

Accessed through the bar there is a store room with built in fridge and freezer & '2024' modern downstairs cloakroom

Feature underfloor heating to the cinema room, games room & bar

Galleried landing with built in airing cupboard

Dual aspect main bedroom enjoying feature Juliette balcony, walk in wardrobe & modern



Tenure: Freehold

EPC Rating: C

Council Tax Band: G -

£3439.01 Per Annum



en-suite bathroom

Guest bedroom benefitting from built in wardrobes & 2023' modern wet room style en-suite shower room

Four additional bedrooms with three of them benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Wrap around plot providing side & rear gardens

Southerly facing landscaped rear garden with large area to lawn, mature shrubbery and feature outdoor heated swimming pool enjoying patio surround with purpose built pergola above with power, lighting, surround sound speakers, infrared heaters, LED lighting & wired for an outside kitchen

large area to lawn with mature shrubbery

Side gardens laid to lawn with paved patio sun terrace

'In our opinion' the plot offers great privacy

Five bar wooden double gates providing access to the driveway providing parking for multiple vehicles

Garage

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating



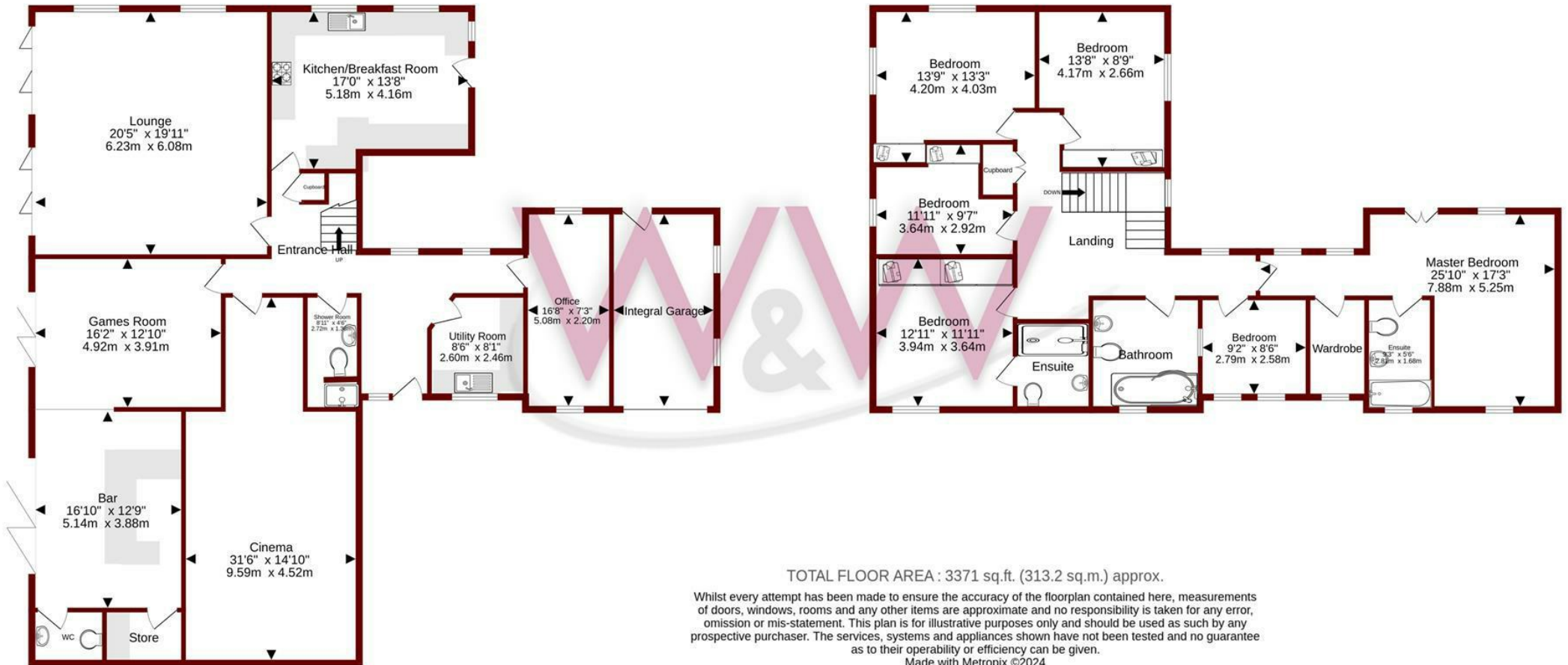
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Ground floor
2063 sq.ft. (191.6 sq.m.) approx.

1st floor
1308 sq.ft. (121.5 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	80
(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		

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