



BROOK
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ESTATE AGENTS

I Riverview Terrace, Coal Park Lane, Lower Swanwick, SO31 7GW

A beautiful character end of terrace cottage with a wealth of traditional features and charm plus added advantage of a social kitchen breakfast room, sunny aspect private rear garden and picturesque river walks on the doorstep

Accommodation and features

- Stunning cottage with all the essential attributes for a truly coastal lifestyle, open fires, wood floors, ornate tiling and beautiful wood this really is the ultimate in character living
- Perfectly located for walks along the riverbank and through Swanwick Wood and lakes
- Immaculately presented with two reception rooms a very appealing kitchen breakfast room with lantern ceilings, smart kitchen , exposed brickwork and French doors out to the brick patio
- There are well proportioned bedrooms, one has an en suite shower room plus there is a luxury spacious bathroom suite with Victoriana tiling
- The garden is established and leafy with local brick designed patio and a useful storage shed at the rear of the garden plus access to the rear
- A landmark of pretty terraces originally built for the brickyard workers of Bursledon Brickworks
- Offered with no forward chain





This charming character cottage is situated in the much sought after Lower Swanwick location, occupying the prime end of terrace spot in this landmark row of brick builders cottages it has a lovely open light feel and a nicely secluded rear garden with established perennials and cottage garden plants plus an ornate local brick patio and useful shed and seating area to the end of the garden. Internally its everything one could wish for in a cottage, the magnificent Victorian tiled entrance hall, two cosy reception rooms with open fires and a beautiful sash window to the front. The absolute feature of this lifestyle cottage has to be the kitchen breakfast room – its big, the units are quality and it has two sky lanterns, there's plenty of room to socialize and host plus in the summer months the French doors open out so the party can spill out to enjoy the pretty garden. It's the hub of the home a place to gather or retreat to. On the first floor are two well proportioned bedrooms with original features and the most decadent bathroom, its spacious and opulent, smartly tiled with a quality finish. There is a staircase to the second floor, a lovely retreat suite with magnificent view across the treetops it's a wonderful place to sit and watch the birds nesting. If you want to get away from it all, feel like you are living in a remote setting yet are a stones throw away from every facility and amenity there is no better place to put down roots and beat the system than here. Its relaxing and a cosy warm retreat in the winter with walks galore and in the summer a bright light coastal haven from where to enjoy the sea breeze and strolls along the river. In the immediate vicinity are the walks along the River and Swanwick Lakes nature reserve. There really is plenty to do without getting into the car, all of which make this a destination address and simply perfect for those looking for plenty of activity and amenities plus cache of living in a prime Coastal spot.

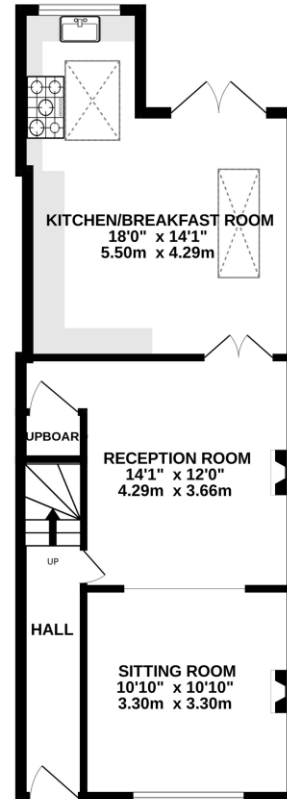
The added draw to the area is the proximity to the pretty waterside haven of Swanwick shore, the River Hamble and Marina which is currently enjoying further development only to enhance its reputation as the destination address for thrill seekers, the 'have yachts' and the 'have nots'. There are an abundance of bike trails, footpaths and River walks following the most picturesque stretch of the River along the banks alive with foraging wildlife, out to the Solent Way and to the rural farmland patching the Meon Valley. Walkers, sailors and maritime enthusiasts flock to the area eager to enjoy its accessibility to some of the finest sailing on the South Coast, all congregating at the impressive Marina well stocked with sailing essentials, riverside bars and bistros, it offers the right mix of tranquility and buzz. A short drive offers access to schools of good repute, shopping facilities at Locks Heath and Bursledon plus routes to main coastal towns, cities and stations.

Council Tax C
Water , Electric, Sewerage - Mains
Gas - LPG

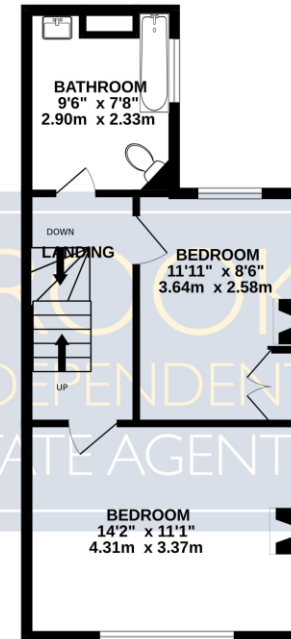




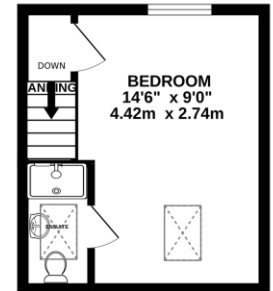
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



FIRST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
181 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

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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33 Middle Road, Park Gate, Southampton SO31 7GH
Tel: 01489 885500 admin@brookindependent.co.uk
www.brookindependent.co.uk

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