



Swanwick Lane, Lower Swanwick, SO31  
£360,000





- A charming character cottage situated in a highly regarded non estate location
- Contemporary open plan living accommodation and striking fireplace
  - Galley kitchen with extensive units allowing plentiful storage
  - Three bedrooms and modern family bathroom
    - Secluded garden and parking to the rear
    - Close to Swanwick Shore and the River Hamble
- Excellent transport links and in catchment for Sarisbury Infants and Juniors and Brookfield Senior Schools



This charming character cottage, situated in a highly sought-after location, has been enhanced and beautifully maintained by its current owners. Its stylish open-plan living space is highlighted by a striking feature fireplace with hearth. The galley-style kitchen to the rear boasts an extensive range of units providing ample storage, with French doors leading out to the garden.

Upstairs, the master bedroom benefits from fitted wardrobes, while two additional bedrooms and a family bathroom complete the internal accommodation. The rear garden enjoys a sunny, secluded aspect and is enclosed by panel fencing. A large patio area adjacent to the property provides space for outdoor dining, with a raised decked area at the rear offering a serene spot to relax on summer afternoons. Access for two parking spaces is available at the rear through a gate.

The property's proximity to the renowned River Hamble, Swanwick Marina, and various pubs and restaurants enhances its appeal. Excellent commuter links via the A27/M27 road routes and local railway stations at Swanwick and Bursledon make travel convenient. Additionally, it falls within the catchment area for the popular Sarisbury Infant and Junior School and Brookfield Community School. An early viewing is highly recommended to fully appreciate this exceptional home.

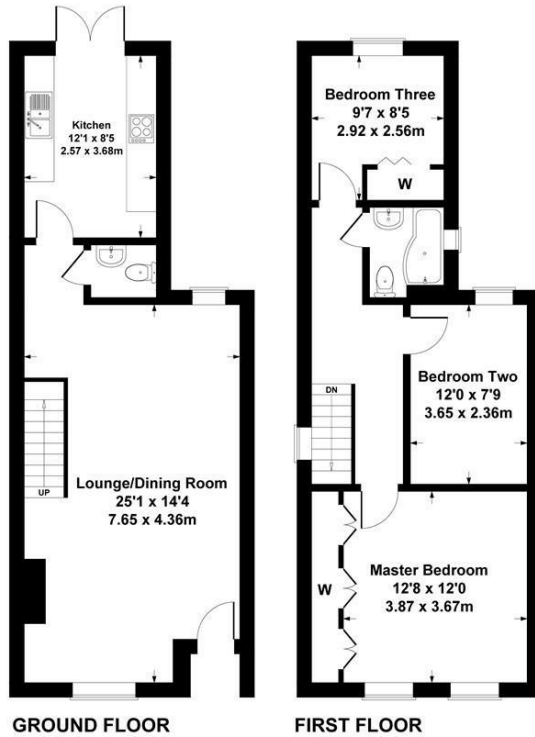




## Floor Plans

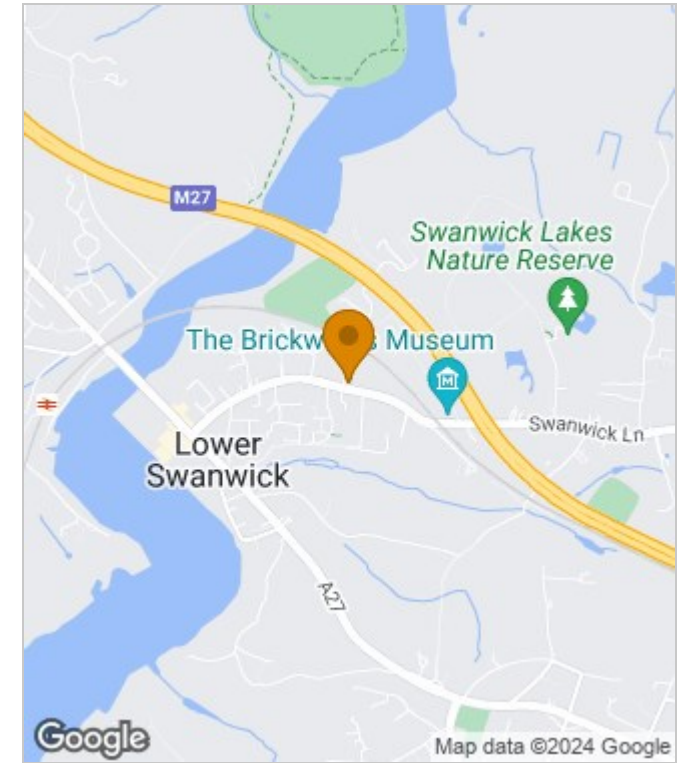
### Cherry Cottage, 208a Swanwick Lane

Approximate Gross Internal Area  
990 sq ft - 92 sq m

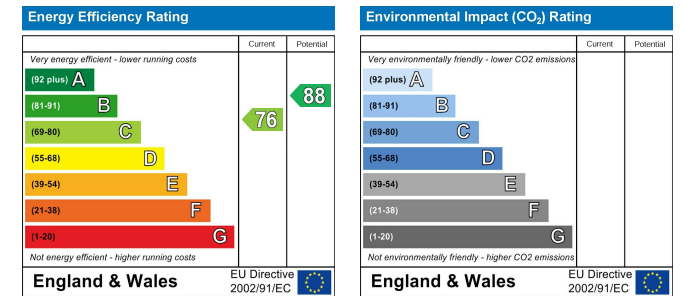


Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

## Area Map



## Energy Performance Graph



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