

A circular logo for Chimney Pots Estate Agents. The text 'Chimney Pots' is in a large, white, sans-serif font. Below it, 'ESTATE AGENTS' is in a smaller, white, sans-serif font. At the bottom of the circle, the words 'YOUR HOME' and 'OUR PASSION' are written in a small, white, sans-serif font, separated by a small dot.

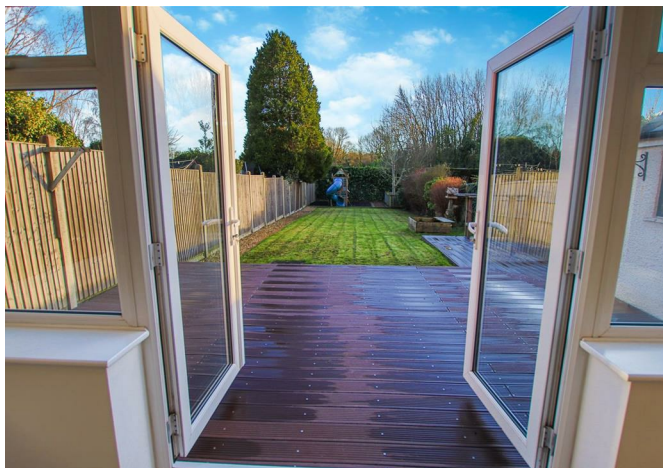
Chimney Pots  
ESTATE AGENTS

YOUR HOME • OUR PASSION

A photograph of the rear garden of a semi-detached house. In the foreground, a wooden gate with a diagonal lattice pattern is closed. The garden is covered in gravel. A wooden fence runs along the back and sides of the garden. In the background, the rear of the house is visible. The house has a red brick base and a light-colored upper section. There are several windows and a central door. The sky is blue with some clouds.

Swanwick Lane, Swanwick, Southampton  
Guide Price £470,000





- Stunning character home in the heart of Swanwick with NO FORWARD CHAIN
- Three double bedrooms, refurbished four-piece family bathroom and ground floor WC
  - Master benefits an en-suite and fantastic views
- Kitchen/breakfast room flowing into a beautifully extended family/dining room
  - Spacious lounge with a feature open fireplace
- Generous and secluded rear garden with raised decking, lawned area and play area at the bottom
  - Large enclosed driveway with parking for a number of vehicles
  - Close to Swanwick Shore and the River Hamble
- Excellent transport links and in catchment for Sarisbury Infants and Juniors and Brookfield Senior Schools



Presenting a beautifully presented three-bedroom house located in the sought-after area of Swanwick, just a short stroll away from Swanwick Marina. This stunning property boasts a welcoming entrance hall, a spacious lounge with a feature working open fire, and a modern fitted kitchen/breakfast area equipped with a range cooker and appliances. Step down from the kitchen to the inviting dining/family room, which leads out to a well-maintained garden featuring raised decking, lush lawns, and a brick-built outbuilding/shed. A utility/wc cloakroom complete the ground floor accommodation.

Ascending to the first floor, you will find two generously-sized double bedrooms and a modern bathroom complete with a luxurious freestanding bath and separate shower cubicle. The second floor is home to a master bedroom with velux windows and a private ensuite. With parking for at least three cars, gas central heating, tasteful decor throughout, and breathtaking views over open fields, this property truly is a gem.

Nestled on an enviable plot on Swanwick Lane, this home falls within the catchment area of Sarisbury Infant/Juniors and Brookfield Secondary School, making it an ideal choice for families. Additionally, the property is conveniently located near enchanting landmarks such as the River Hamble, Swanwick Nature Reserve, and picturesque views of the scenic countryside.

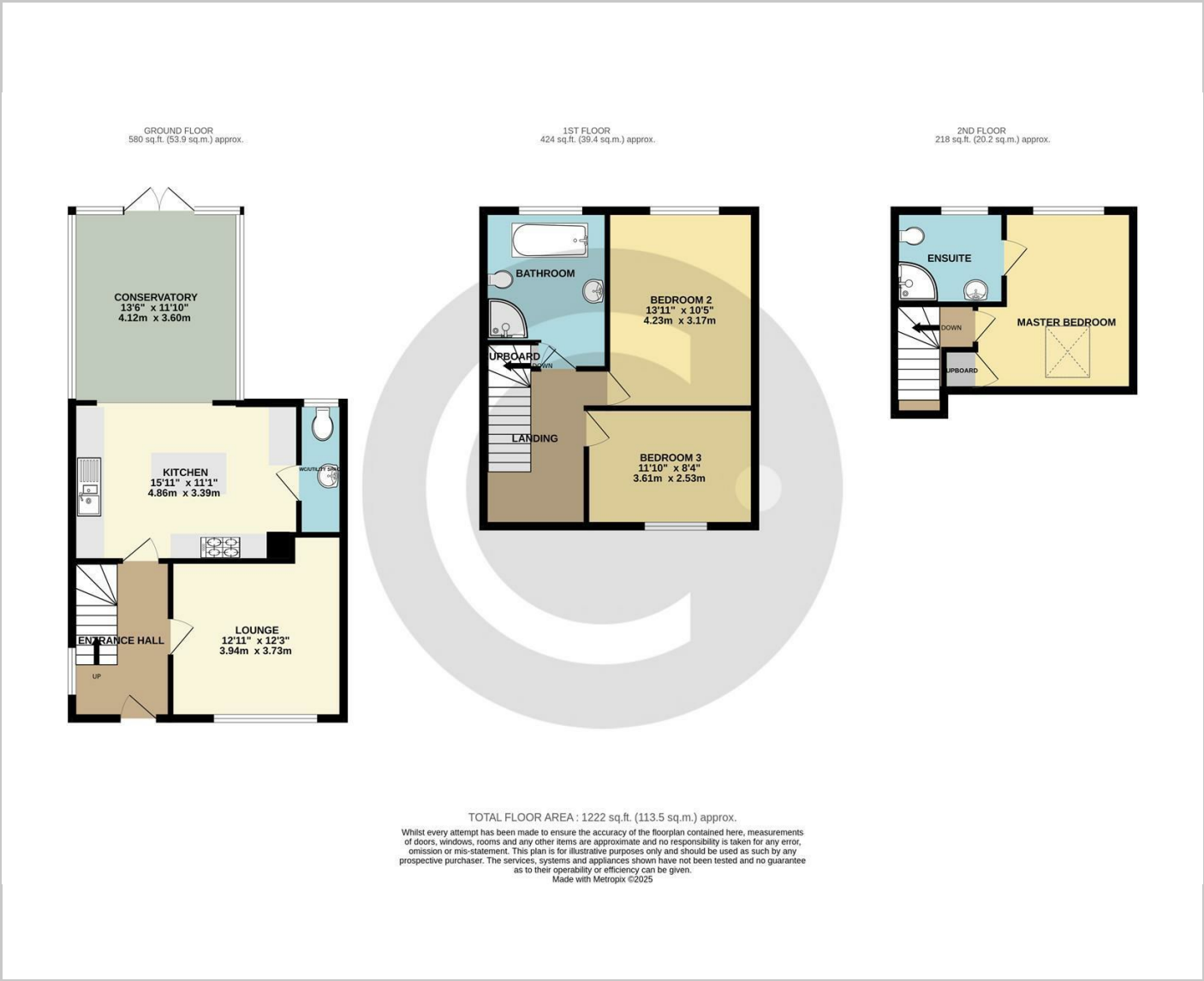
Its strategic position allows for easy access to the M27 and M3 motorways, as well as proximity to NATS, Southampton Airport, and Mainline Stations to London, making it a truly convenient residence. Offered with no forward chain, this exceptional home presents an incredible opportunity waiting to be seized. Don't just take our word for it; viewing this property in person is highly recommended!

Council Tax Band: D

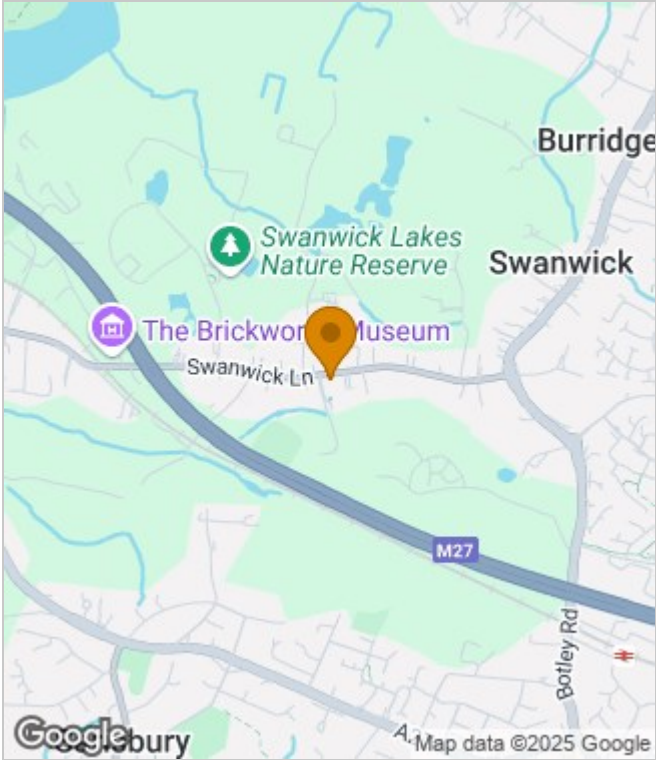




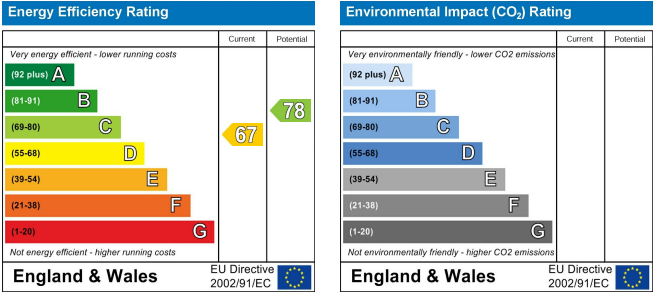
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.