



Pear Tree House Church Road, Swanmore - SO32 2PA
£850,000

WHITE & GUARD

Pear Tree House Church Road

Swanmore, Southampton

INTRODUCTION

A beautiful four bedroom detached family home with attached two storey one bedroom annexe. Located within the heart of Swanmore and close to local schools this non-estate residence showcases an impressive entrance hall, expansive kitchen dining room open to both a lounge and family room, creating a lovely open plan feel. The first floor offers four well-proportioned bedrooms with an en-suite to the master bedroom and family bathroom suite. The attached annexe provides its own lounge, kitchen breakfast room, ground floor WC and on the first floor master bedroom with en-suite. Externally the property boasts a large driveway with detached double garage and a well maintained rear garden.

LOCATION

Swanmore is a popular location with superb schools and amenities. Swanmore is ideally placed to enjoy all that South Coast has to offer from its beautiful countryside and coastline to its traditional villages, towns and cities. Winchester, Southampton and Portsmouth are all a short drive away with easy access to all the motorway links

- WINCHESTER COUNCIL BAND F
- EPC C FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- TWO STOREY ONE BEDROOM ANNEX
- OPEN PLAN KITCHEN/DINING/ FAMILY ROOM
- LOUNGE
- MASTER BEDROOM WITH ENSUITE
- LARGE DRIVEWAY





INSIDE

A composite double glazed door opens to an entrance porch which extends into an impressive entrance hall with a centralised stair case leading to the first floor. The hall is laid to oak wood flooring and continues throughout the principal ground floor, has an under stairs storage cupboard and a radiator. An oak door opens to a study offering a great space to work from home. A glass panelled oak door leads into the expansive kitchen dining room which has an excellent range of white gloss wall and base units with contrasting oak work surfaces over that incorporate an inset stainless steel sink and drainer and gas hob and extend round to form a breakfast bar. The kitchen showcases a double electric oven with warming drawer and an integrated microwave. There is ample space for appliances which include an American style fridge freezer, dishwasher, washing machine and tumble dryer. A door to one side gives access into the annexe. The cosy living room provides an inviting atmosphere aided by the log burning fire with oak mantle above. The family room set at the rear of the home benefits from having a vaulted beamed ceiling, triple aspect windows and offers a good degree of flexible use to suit most requirements.

The spacious landing has a double glazed window to the front elevation and oak doors lead to the principal accommodation. The master bedroom set at the front of the house, is a good size double room which benefits from a range of fitted wardrobes and a door leads to an en-suite shower room. Bedrooms two and three are both spacious rooms. Bedroom four is a well presented and good size single room. A well maintained family bathroom suite comprises a panel enclosed bath with mains shower over and fitted glass shower screen, surface mounted inset sink with storage under, WC and chrome heated towel rail.

The self-contained adjoining annexe is set over two floors. The ground floor provides a sizeable hallway which gives direct access to the rear garden, side of the property and stairs lead to the first floor. Located off the hallway is a separate lounge, ground floor WC and modern fitted kitchen breakfast room complete with inset sink, induction hob, electric oven and wall mounted central heating boiler. The first floor has an impressive master suite with windows to the front and rear aspects. A door opens to the en-suite shower room complete with "his & hers" surface mounted sinks, enclosed shower cubicle, WC and heated towel rail.



OUTSIDE

To the front of the house a dropped kerb provides vehicular access to a shingled driveway which in turn leads to a detached double garage. There are lawned areas to either side of the driveway enclosed by a nice range of shrubs and plants. There is also side pedestrian access to the annexe and rear garden. The rear garden itself provides a patio seating area and a garden path leads to an additional seating area at the rear of the garden. Predominantly laid to lawn the garden hosts an attractive range of plant borders, shrubs and trees.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Disclaimer

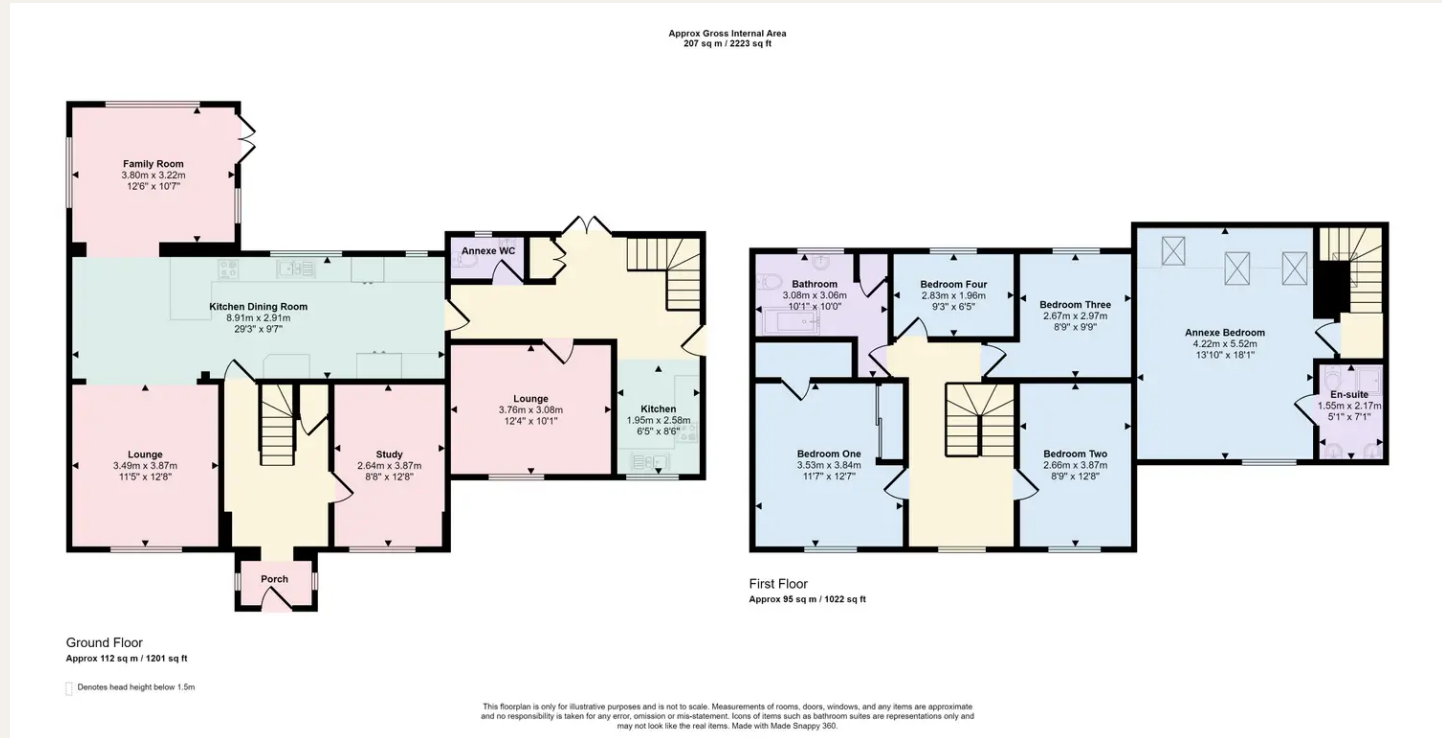
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