



14 Horders View, Swanmore - SO32 2FQ

In Excess of £500,000

WHITE & GUARD



# 14 Horders View

## Swanmore, Southampton

Originally the David Wilson show home, this attractive, eco-efficient, four-bedroom detached family home is situated within the well-established and sought-after Horders View development within the popular village of Swanmore, close to local schools, shops, and amenities. Benefiting from the remainder of its NHBC Warranty, the home is finished to an excellent standard throughout, with accommodation briefly comprising a spacious entrance hall, 19ft modern kitchen/dining room, spacious 17ft lounge with feature bay, utility and cloakroom. On the first floor there are four bedrooms, ensuite to master and a modern family bathroom. Outside offers a good size driveway with off road parking, garage and attractive garden.

### LOCATION

The village of Swanmore benefits from a post office and store, community café, tennis club, village hall, and numerous eateries and local pubs. For families, Swanmore's thriving primary school, and the coeducational secondary school, Swanmore College, together with its extensive grounds and sports complex, are an easy walk from the house. For the outdoor enthusiast, there are recreation and cricket grounds, an extensive array of walks, many connecting to the South Downs. Swanmore is a short drive to Winchester, Southampton and Portsmouth, with Southampton Airport and M27 and M3 motorways within direct reach, plus the mainline station at Botley. The neighbouring pretty market towns of Bishops Waltham and Wickham offer a broad range of shops and local amenities.

- DETACHED FAMILY HOME IN REQUESTED VILLAGE
- MODERN & AIRY KITCHEN/DINING ROOM
- SPACIOUS LOUNGE WITH FEATURE BAY WINDOW
- ENSUITE TO MASTER BEDROOM
- ATTRACTIVE GARDEN WITH PATIO
- WELL APPOINTED UTILITY & CLOAKROOM
- GARAGE & GENEROUS DRIVEWAY
- EPC GRADE B WITH SOLAR ELECTRICITY
- WINCHESTER COUNCIL - BAND E. FREEHOLD







## INSIDE

Upon entering the property you are welcomed by a spacious entrance hall that is laid to tiled flooring with stairs to the first floor, understairs storage and doors to all principal rooms. The light and airy 17ft lounge has a feature bay window to the front with a fireplace to one wall, space for freestanding furniture and is laid to carpet. The 19ft kitchen dining room spans the width of the property, with a window to the rear and French doors which open to the garden. There is space for a dining table and chairs to one end with the kitchen itself fitted with a matching range of Macintosh high gloss wall and base units with complimentary worktops. There is an integrated double oven, 5-burner induction hob with extractor over, integrated dishwasher and fridge freezer, with the floor laid to tile. A door to the left opens to a heated utility and laundry room with own extractor fan, with space for a washing machine and tumble dryer, with a side door opening to the driveway. The cloakroom has a window to the front aspect and is fitted with a wash hand basin and WC, with additional storage cupboard to one end.

The first floor landing provides an airing cupboard and access to all rooms. There are four well-proportioned bedrooms; comprising two double rooms, and two large single rooms. The generous master bedroom has built-in his and hers wardrobes, and an ensuite which has been fitted with a walk-in Grohe shower, wash basin, WC and a heated towel rail. There are also built-in wardrobes with mirrored sliding doors to bedrooms two and three. The family bathroom has a window to the side aspect and is fitted with a panel enclosed bath with Grohe shower over, wash hand basin, WC and heated towel rail.

## OUTSIDE

To the front of the property there is a paved pathway to the front entrance with neat lawn and selective planting to either side. Alongside the property there is a tarmac driveway with generous parking for two vehicles and leading to the garage which has an up and over door, and electric light. There is also gated pedestrian access to the garden. The attractive, fence enclosed garden has been landscaped to provide a spacious paved dining area, path with feature rose arch, leaving the remainder primarily laid to lawn with an area planted with a variety of low lying shrubs and planted border to the rear. The property further benefits from fully owned solar panels, delivering electricity directly to the property.



#### SERVICES:

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

Broadband : Superfast Broadband 44-70 Mbps download speed 9 - 16 Mbps upload speed. This is based on information provided by Openreach.

Agents Note: Please note we have been advised by our client that there is an annual estate charge of approximately £300 Per Annum.

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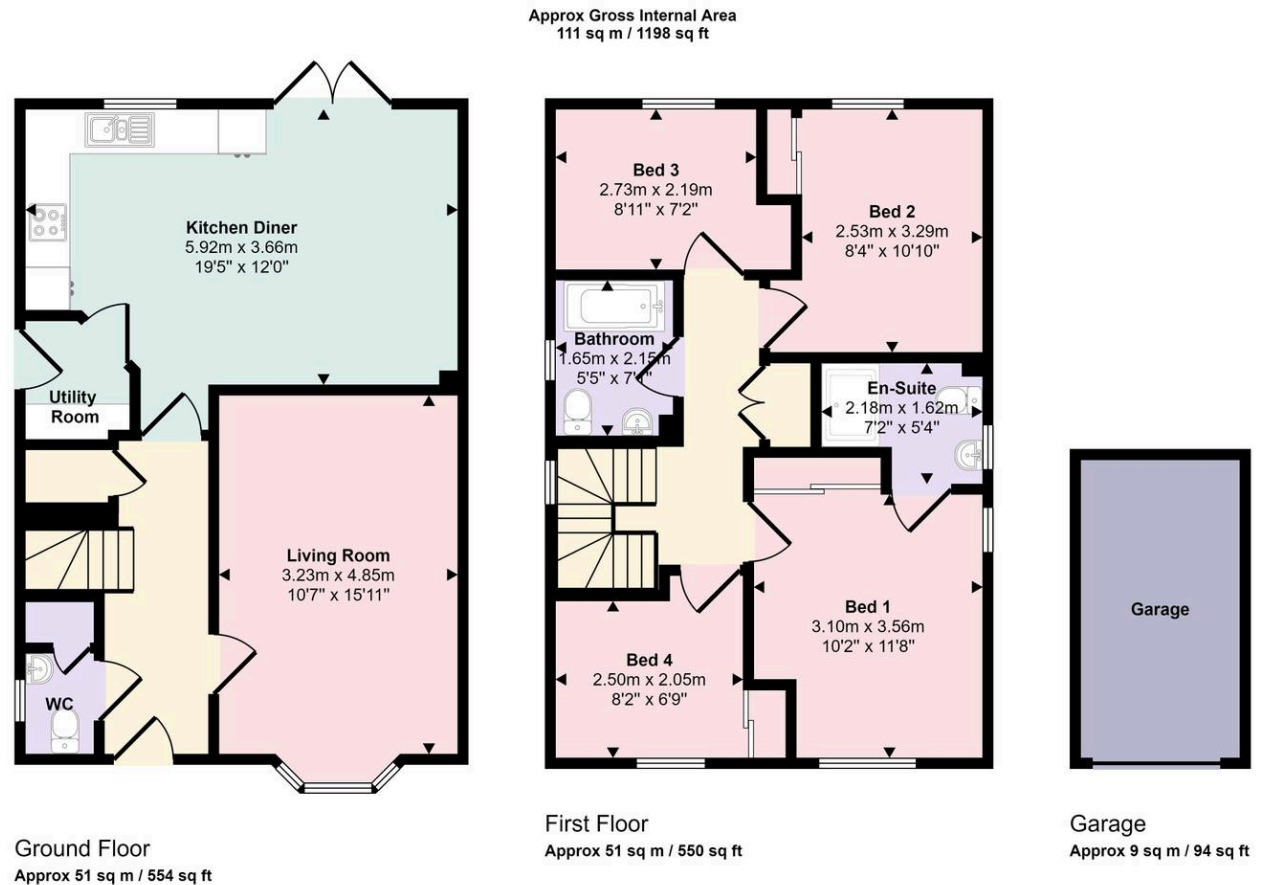
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#### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.