



5 Horders View, Swanmore - SO32 2FQ

In Excess of £650,000

WHITE & GUARD

5 Horders View

Swanmore, Southampton

An executive flint fronted four double bedroom detached family home, set within a popular and now well established modern development in Swanmore. Showcasing beautifully appointed accommodation, which includes a large kitchen dining room with adjoining utility, triple aspect living room, office and ground floor WC. Across the first floor are four well-proportioned bedrooms with en-suite and four piece family bathroom, while externally the property benefits from an immaculately kept garden, garage, driveway and further allocated parking found at the front of the house.

LOCATION

The village of Swanmore benefits from both primary and senior schools with Swanmore College being a co-educational secondary school. The village also benefits from a store, recreation ground, several local pubs and the local area is surrounded by beautiful countryside. Swanmore neighbours the pretty market towns of Bishops Waltham which offers a broad range of shops and local amenities and Botley which has a mainline railway station. Both Southampton Airport and the M27 motorway access routes are also within easy reach.

- EXECUTIVE FOUR BEDROOM DETACHED HOME
- LARGE KITCHEN DINING ROOM
- TRIPLE ASPECT LIVING ROOM
- ENSUITE TO MASTER BEDROOM
- FREEHOLD
- EPC RATING B
- WINCHESTER COUNCIL TAX F
- BEAUTIFULLY MAINTAINED REAR GARDEN
- GARAGE AND DRIVEWAY
- ALLOCATED PARKING TO THE FRONT OF THE PROPERTY





INSIDE

A double glazed front door opens into the impressive and well presented entrance hall and really sets the tone for this lovely home. A light of stairs lead to the first floor, while doors lead to the principal accommodation. A well-proportioned living room is presented in excellent decorative order, has a triple aspect providing an abundance of light and a notable bay window to one side and French doors open to a patio to the other. An expansive kitchen dining room provides an extensive range of matching high gloss wall and base level work units with fitted granite work surfaces over which incorporate an inset six ring gas hob with cooker hood over and a fitted sink and drainer unit. A wide range of integrated appliances include an electric oven and grill, dishwasher and fridge freezer. Separated by a half wall the dedicated dining area is found to the front of the room and has feature bay window to the front elevation. Adjacent to the kitchen is a purposeful and practical utility room that has fitted quartz work surfaces with an inset sink and mixer tap, space and plumbing for a washing machine and tumble dryer, further eye level storage units and a back door opens to the rear garden. A dedicated office can be found at the front of the house and operates as the perfect work from home space, while also providing flexible use for any prospective buyer in the form of a play room or "TV room". Completing the ground floor accommodation is a conveniently located cloakroom with WC and wash hand basin.

The first floor landing provides access to an airing cupboard and the loft space via a pull down ladder. The notable master bedroom is a truly impressive size, the light and airy room has dual aspect double glazed windows and a good range of fitted wardrobes, while still allowing space for a further freestanding bedroom furniture and a dressing area. Serviced by a well-appointed en-suite that comprises an enclosed mains shower cubicle, wash hand basin, WC and chrome heated towel rail. Bedroom two set at the front of the house is also a well-proportioned double room that accommodates space for wardrobes and a study area. Bedrooms three and four also present as double rooms and allow space for freestanding wardrobes. Completing the first floor accommodation is a four piece family bathroom which has a fitted bath, enclosed shower cubicle, WC, pedestal wash hand basin and a chrome heated towel rail.



OUTSIDE

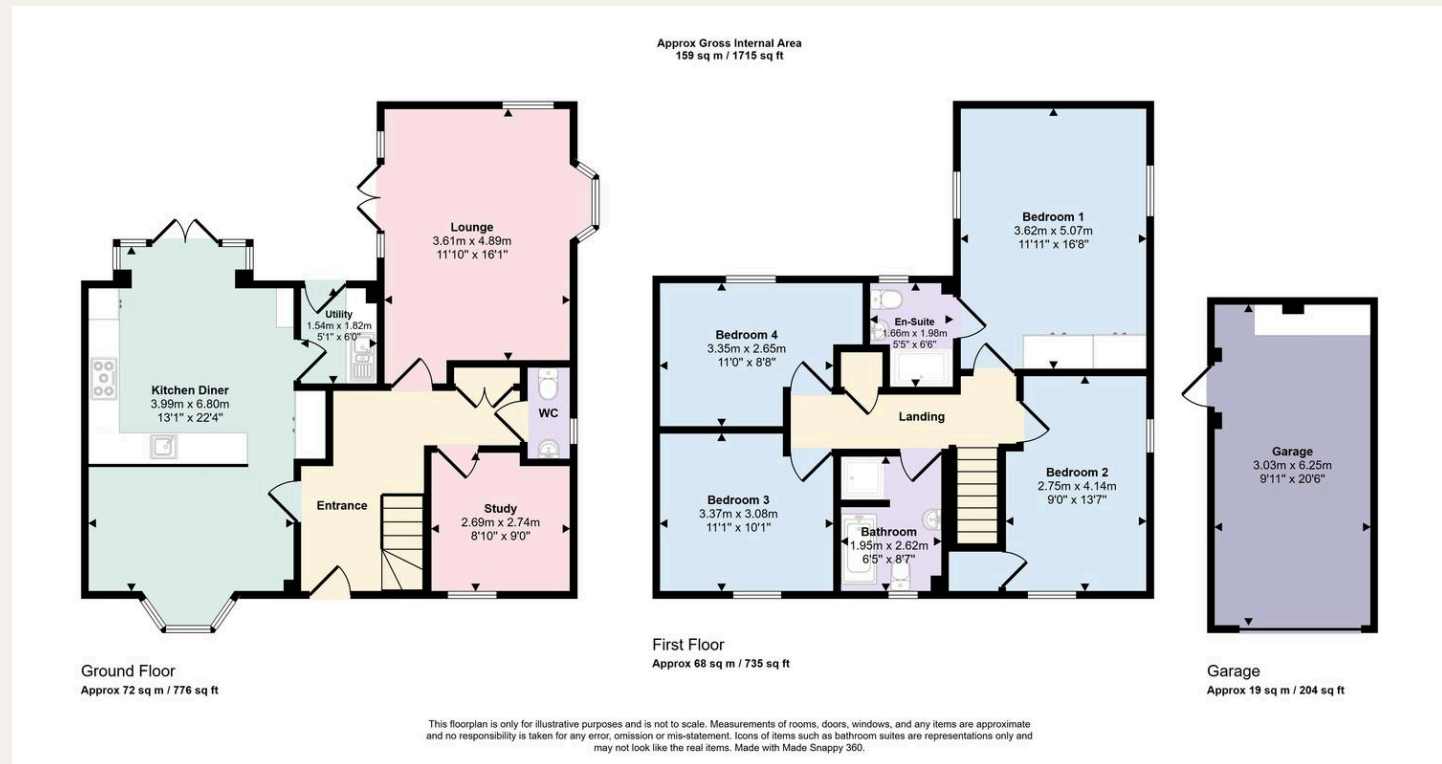
To the outside, the immaculately landscaped rear garden has a curved retaining wall to one side and benefits from a large patio seating terrace which extends from the rear of the house. Garden paths to either side of the boundary encompass a well maintained lawn and there is a secluded seating terrace found at the rear. A double glazed door provides pedestrian access to the garage and a wooden gate opens to the driveway. To the rear of the property a dropped kerb provides vehicular access to a driveway which in turn leads to a garage that is accessed via an up and over door, has both power and lighting and overhead border storage within the roof pitch. Further to this the property benefits from an allocated parking bay directly outside the front of the house.

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 : Fibre is supplied direct to the property via Trooli and provides in excess of 250mbps and upload 210mnp. Management charges £350 per year.

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.



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