



6 Orchardlea, Swanmore - SO32 2QZ

In Excess of £595,000

WHITE & GUARD

6 Orchardlea

Swanmore, Southampton

A stylishly re-modelled four bedroom detached family home with good size mature gardens to both front and rear as well as a double garage, large driveway and views from the back of the house across open farmland. Internally the house has been beautifully updated and has a sitting room with rather attractive bay window that overlooks the garden to the front, a spacious entrance porch with an utility area, complete with a lovely tiled floor, fitted cupboards and seating area. The heart of the house is the 30ft kitchen/breakfast/dining room. On the first floor there are four lovely light and airy bedrooms along with a modern, thoughtfully designed bathroom. To fully appreciate everything that this great family home has to offer, in addition to it's super location, an early viewing is undoubtedly a must.

LOCATION.

Ideally positioned within an easy walk of the village pubs, church, recreation ground and store, Swanmore also offers both primary and senior schools with the latter, Swanmore College catering for 11-16 year olds and also having a good OFSTED rating. As well as this, the village is surrounded by many lovely walks and a network of bridleways due to it being within the very heart of the picturesque Meon Valley. Botley and it's mainline railway station is close by as are all main motorway access links enabling easy access to Southampton, Winchester, Portsmouth, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND E
- EPC RATING D
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- 30FT KITCHEN/BREAKFAST/DINING ROOM
- SPACIOUS SITTING ROOM
- MODERN BATHROOM
- LARGE GARDENS TO THE FRONT AND REAR
- DOUBLE GARAGE AND DRIVEWAY





INSIDE

The house is accessed via a gate from the driveway that takes you onto an attractive pathway that includes a wider patio area due to the front garden being also used to the fact that it's not only a good size but also enjoys a high degree of privacy. There is then a relatively large double glazed entrance porch that has fitted cupboards, wall lights and an area to one side that the owners have placed a table and chairs for those morning coffees.

A double glazed door then takes you through to the entrance hall, which has oak effect flooring, stairs to the first floor, an understairs cupboard with a door to one side leading through to a modern cloakroom. The sitting room, a lovely bright room, has an attractive bay window to the front, oak effect flooring, fitted shelving as well as a feature, tiled fireplace with wooden surround to one wall. A set of French doors from one end of the room then take you through to the beautiful 30ft kitchen/breakfast/dining room. Again, a lovely light room, with windows to both the side and the rear enjoying views over the garden, the room also has a single double glazed door and set of French doors that lead out onto the rear patio area. The kitchen itself is fitted with a stylish range of dark grey wall and base units with Quartz worktops and a range of Smeg appliances including a cooker, fridge, freezer and dishwasher and washing machine. The room also then has spotlights and oak effect flooring, matching the rest of the ground floor.

On the first floor there is a good size landing with access to a sizable loft, double width airing cupboard and door leading through to the master bedroom. This room overlooks the front garden and has a TV point to one wall as well as wardrobes that the vendors are happy to leave due to the fact that they fit the space they are in perfectly.

Bedroom two, also a double room, enjoys views over the rear garden and adjacent fields as does bedroom four, which has fitted wardrobes and is currently used as an office. Bedroom three, is a double room, has fitted wardrobes and enjoys views to the front of the house. The family bathroom has been completely updated also, with panelled, shaped bath, separate shower cubicle and wash hand basin.



OUTSIDE

To the front of the house there is a good size driveway providing parking for several vehicles leading up to the double garage which has been portioned internally with one side having been used as a children's playroom, with TV point to one wall and a central internal door.

The front garden is mainly lawned with selectively planted borders, whilst to the rear the garden has two decked patio area and is also mainly lawned and again has been planted with a wide selection of flower tree and shrubs, in addition to a shingled play area to one side. The rear garden is also part walled and offers a degree of privacy.

SERVICES:

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

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