



Meon Cottage Church Road, Swanmore - SO32 2PU

In Excess of £700,000

WHITE & GUARD

Meon Cottage Church Road

Swanmore, Southampton

Positioned on a large plot extending to over 0.2 of an acre and offered to the market with no forward chain is this impressively sized detached bungalow is located in Swanmore. Covering over 1700sqft of accommodation, the extended accommodation includes a lounge, dining room, kitchen dining room plus utility room. The notable master bedroom has en-suite facilities and a walk in dressing area with a range of fitted wardrobes. Externally the property provides an expansive driveway providing an abundance of off road parking as well as a 29ft garage.

LOCATION

The village of Swanmore is extremely popular and is just a short drive from the pretty market town of Bishops Waltham, yet still has easy access to the major South Coast centres of Winchester, Southampton and Portsmouth. The M3, M27 and A3M road networks are all easily accessible. Within the village are the highly regarded Infant, Primary and Secondary Schools with local bus services. There is also a village store, Church and a strong community spirit. LOCATION The village of Swanmore is extremely popular and is just a short drive from the pretty market town of Bishops Waltham, yet still has easy access to the major South Coast centres of Winchester, Southampton and Portsmouth. The M3, M27 and A3M road networks are all easily accessible. Within the village are the highly regarded Infant, Primary and Secondary Schools with local bus services. There is also a village store, Church and a strong community spirit.

- WINCHESTER COUNCIL - BAND E
- EPC RATING C
- FREEHOLD
- NO FORWARD CHAIN
- SPACIOUS ACCOMODATION
- EN-SUITE AND DRESSING ROOM TO MASTER
- SECLUDED REAR GARDEN
- WORKSHOP + ADDITIONAL GARAGE
- OFF ROAD PARKING FOR 10+ VEHICLES

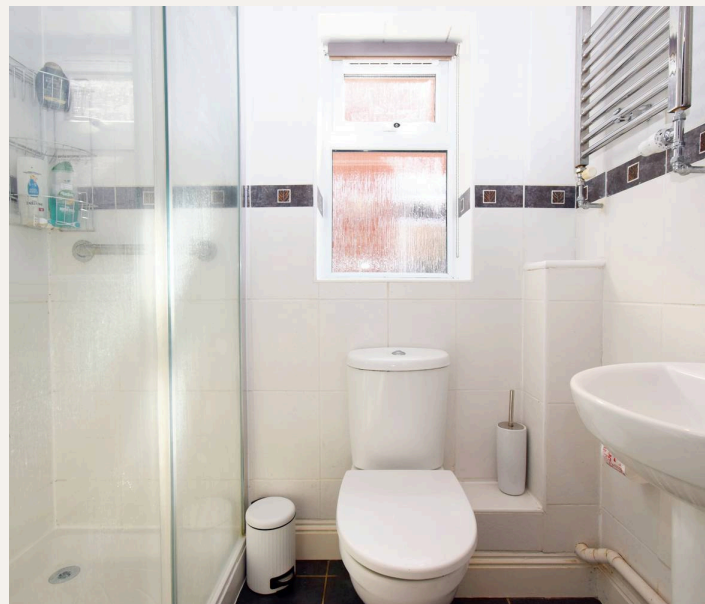




INSIDE

You enter the property into a large porch which has plenty of space for coats and shoes. There is built in storage to one side with the room being laid to tile flooring and a further door opening into the entrance hall, which has been laid to oak effect flooring with loft access and doors leading to all rooms. A door to one end opens into the 20ft lounge which has a bay window to the front aspect and French doors to the side. The room has been laid to carpet with plenty of space for free standing furniture and a set of folding doors that can lead into the dining room. The large formal dining room has been laid to carpet with a window to the side aspect and French doors opening to the rear garden. This large room is ideal for a large dining table and chairs with space for further free-standing furniture. The spacious 22ft kitchen dining room has been laid to tile flooring with spotlights, a window to the rear aspect and skylight. To one end is plenty of space for a dining table and chairs. The kitchen has been fitted with a range of wall and base level units with complimentary worktops. Appliances include space and plumbing for a dishwasher, double oven, gas hob with extractor over and space for a small fridge. A further door leads into the utility room which has been laid to tile flooring with spotlights and a door to the rear with space for a large American style fridge freezer, washing machine and tumble dryer. There are base level worktops, sink and a further door opening to a small W/C.

The large master bedroom has a window to the rear aspect with built in wardrobes to two sides. This is a large double room that is laid to carpet. An opening to one side leads into the dressing room that has built in wardrobes and a further door leading to the en-suite which has tile flooring with a window to the rear, spotlights, walk in shower, W/C, basin and heated towel rail. Bedroom two, again a large double, has a bay window to the front aspect, built in wardrobes and is laid to carpet. Bedroom three has a window to the side, again a double room and is laid to wooden flooring. There is a further W/C which also allows access to the airing cupboard and a modern family bathroom with a window to the rear aspect, spotlights, tile flooring, panel enclosed bath with shower over, W/C, basin and heated towel rail.



OUTSIDE

To the front of the property is a large tarmac driveway that can accommodate parking for 10+ vehicles, there is gated access to the rear garden and access to the fully equipped workshop / garage via an up and over door, power / lighting, access to a boarded loft and side pedestrian door. There is a wonderful selection of planted shrubbery and flowers with a wooden pergola and footpath leading to the front door. In addition to this there is a further garage and parking to the rear of the property accessed via the communal drive of Meon Gardens next door. The secluded rear garden has a raised decked seating area ideal for entertaining, a further paved seating area with the rest mostly being laid to lawn. There is a wooden summer house to one corner and a wonderful selection of planted flowers and shrubbery.

SERVICES:

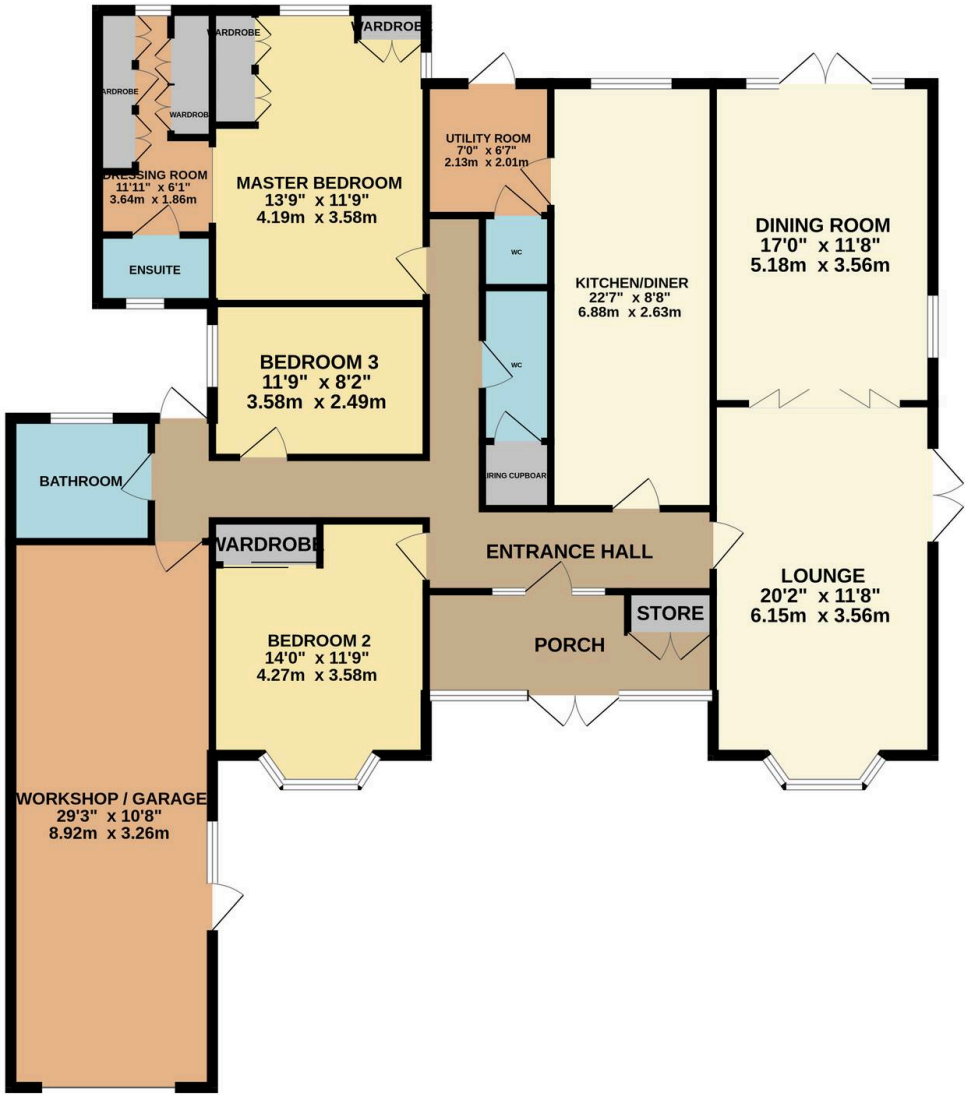
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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