



Westleigh Church Road, Swanmore - SO32 2PU
£475,000

WHITE & GUARD

Westleigh Church Road

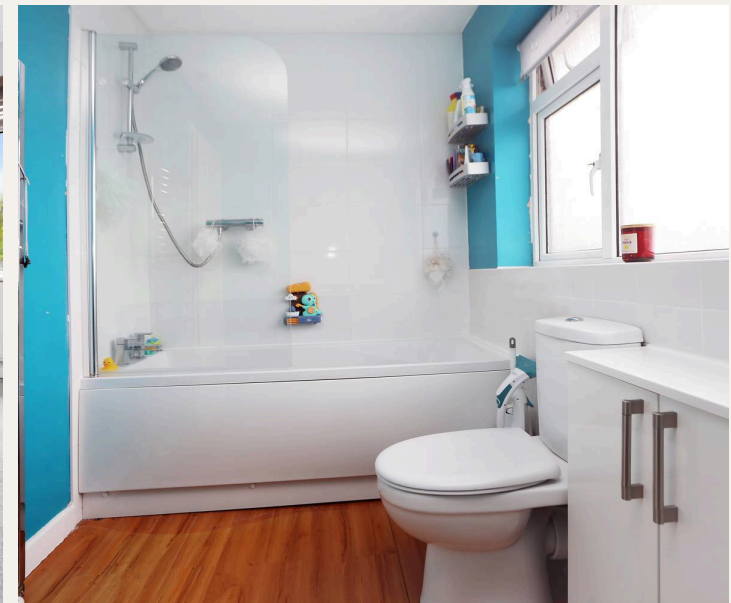
Swanmore, Southampton

Set with the very heart of the village, this deceptively spacious and thoughtfully extended four bedroom family home also has the advantage of being offered with vacant possession/ no forward chain. On the ground floor the house has an entrance hall, 22ft sitting room, 20ft modern kitchen/dining room, conservatory, 4th bedroom and cloakroom. On the first floor there are then three double bedrooms and spacious family bathroom. Additional benefits include a driveway that enables parking for several vehicles, garage and lovely rear garden complete with both paved and decked patio areas. To fully appreciate everything that this super family home has to offer an early viewing is undoubtedly a must.

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 D
- EPC RATING D
- FREEHOLD
- EXTENDED FOUR BEDROOM DETACHED HOME
- VACANT POSSESSION - NO FORWARD CHAIN
- 22FT SITTING ROOM
- MODERN KITCHEN DINING ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR SEVERAL VEHICLES
- GARAGE
- ENCLOSED REAR GARDEN





INSIDE

The house itself is approached via the large driveway that leads up to a double-glazed front door that takes you immediately through to the entrance hall that has parquet flooring, with an internal door to the garage and door into a modern cloakroom. The 22ft sitting room, which is a lovely bright room has a picture window to the front, has stairs to one side that lead to the first floor, oak flooring, spotlights, with the main focal point of the room being the attractive fireplace to one side with inset electric pebble effect fire. To one side of the sitting room a door then leads into the 4th bedroom which could easily be used as a large office for anyone working from home or a playroom.

Originally forming part of the garage, a purposeful utility room has been created off the lounge, with wall and base level work units, plus a fitted work surface which incorporates an inset sink. There is space and plumbing under for a washing machine and a door opens to the outside.

An opening at one end of the sitting/dining room then leads through to the heart of the house, the bright kitchen/dining room. The kitchen itself has been fitted with a matching range of high gloss wall and base units and has wooden worktops along with a range of appliances including a built-in electric oven and induction hob, fridge, freezer and dishwasher as well as further appliance space. The room then has a window enjoying views over the rear garden, a door to the side and a set of French doors that lead through to the conservatory which is a full UPVC double glazed room with a door to the side leading out onto the patio.



On the first floor landing there is access to the loft with doors then leading through to all bedrooms which are double rooms. The master bedroom has a window to the rear, bedroom two, overlooks the front of the house whilst bedroom three, as with the master, overlooks the rear garden. The family bathroom has a window to the front and is fitted with a panelled bath, wash hand basin and low level WC, there is also a heated towel rail and the room also has complimentary tiling.

OUTSIDE

To the front of the house the driveway provides parking for several vehicles leading to the garage that has full power and light and fitted shelving along with a metal up and over door. To the rear the garden has both paved and decked patio areas, leaving the rest mainly lawned with some trees and shrubs and useful garden shed providing storage.

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

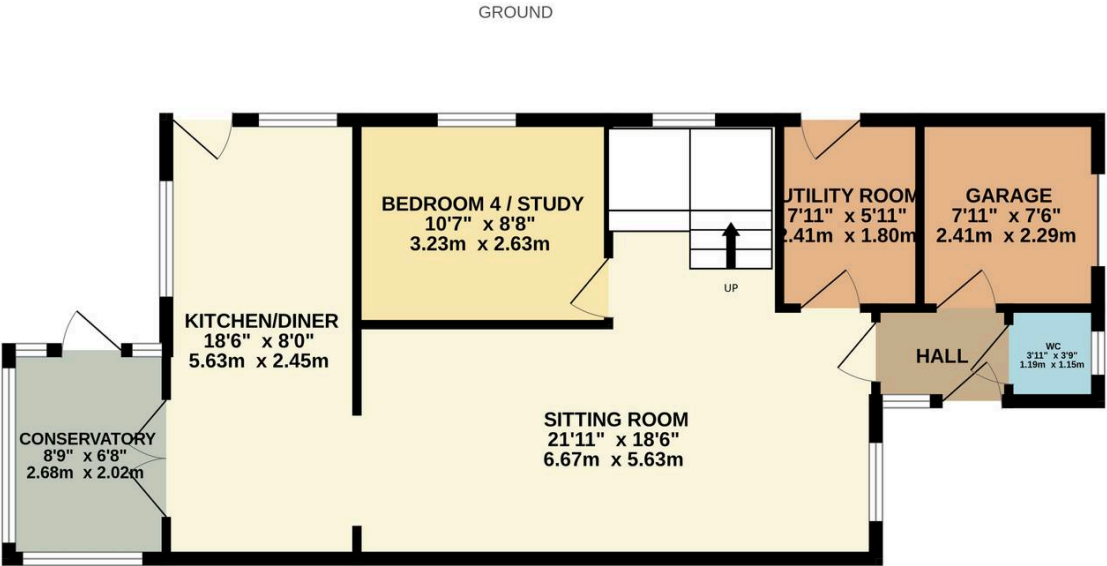
Broadband : Superfast Broadband 69-80 Mbps download speed 19 - 20 Mbps upload speed. This is base on information provided by Openreach.

T: 01489 893946

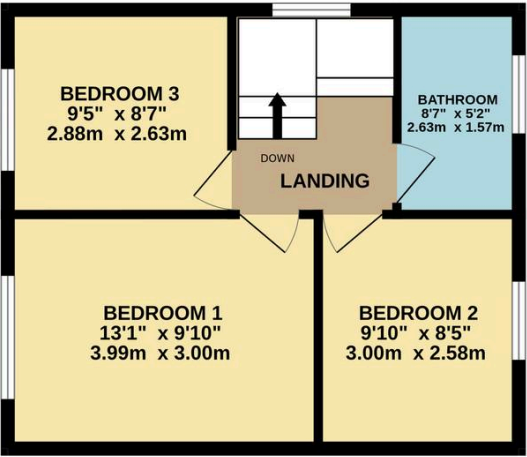
Brook House, Brook Street, Bishops Waltham,
Soutahampton, Hampshire, SO32 1AX
E: bishopswaltham@whiteandguard.com
W: whiteandguard.com

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.



FIRST 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.
Made with Metropix ©2024