

Addison

ESTATE AGENTS






83 Swanwick Lane, Swanwick, Southampton, SO31 7DX

£1,150,000 Freehold

Tucked away in one of the area's most intriguing and discreet positions, this highly individual detached residence is approached via a private track extending approximately 200m from Swanwick Lane and occupies grounds of around 1.5 acres. Having been owned and enjoyed by the same family for nearly 30 years, the property presents a truly rare opportunity for those seeking a lifestyle home with exceptional versatility, privacy and business potential.

The principal accommodation extends to approximately 3640 sq ft and offers spacious, flexible living throughout, perfectly suited to modern family life. In addition, there is a completely self-contained two-storey annexe, ideal for multigenerational living, independent family members, guest accommodation or even supplementary income potential.

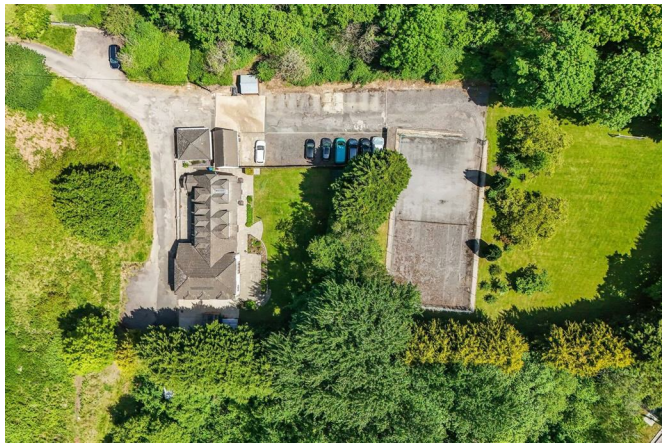
One of the property's most unique and valuable features is the established commercial element, with the site benefitting from planning permission for the storage of up to 30 vehicles, and further private parking for upto 6 vehicles, and successfully operating as a retail car business. This creates an exceptional opportunity for buyers looking to seamlessly combine residential and business use within a highly private setting.

Externally, the grounds have been beautifully maintained and include established gardens, extensive parking, a detached double garage and a tennis court, all contributing to the property's outstanding sense of space and seclusion. There is also a detached outbuilding currently utilised as an office, complete with air conditioning, a kitchen and separate WC, making it ideal for those working from home or operating a business from the premises.

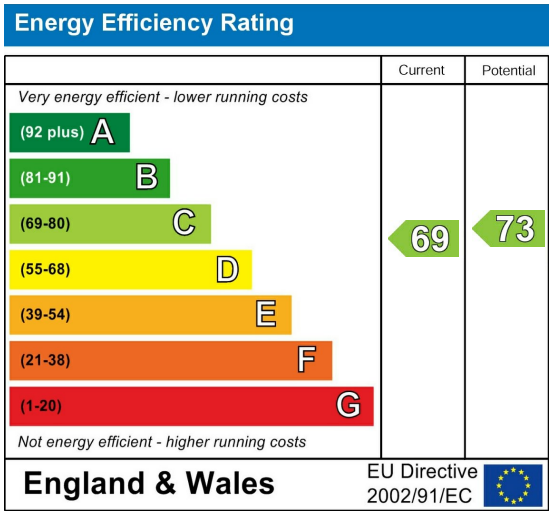
Despite its tucked-away position, the property is centrally located close to Swanwick Marina and the surrounding nature reserve, offering a fantastic balance between privacy, convenience and outdoor lifestyle amenities. The rear boundary adjoins the motorway corridor which, whilst noticeable, provides excellent accessibility for commuting and business connectivity.

Properties offering this level of flexibility, land, privacy and commercial potential are exceptionally rare to the open market, and this remarkable home must be viewed to fully appreciate everything it has to offer.







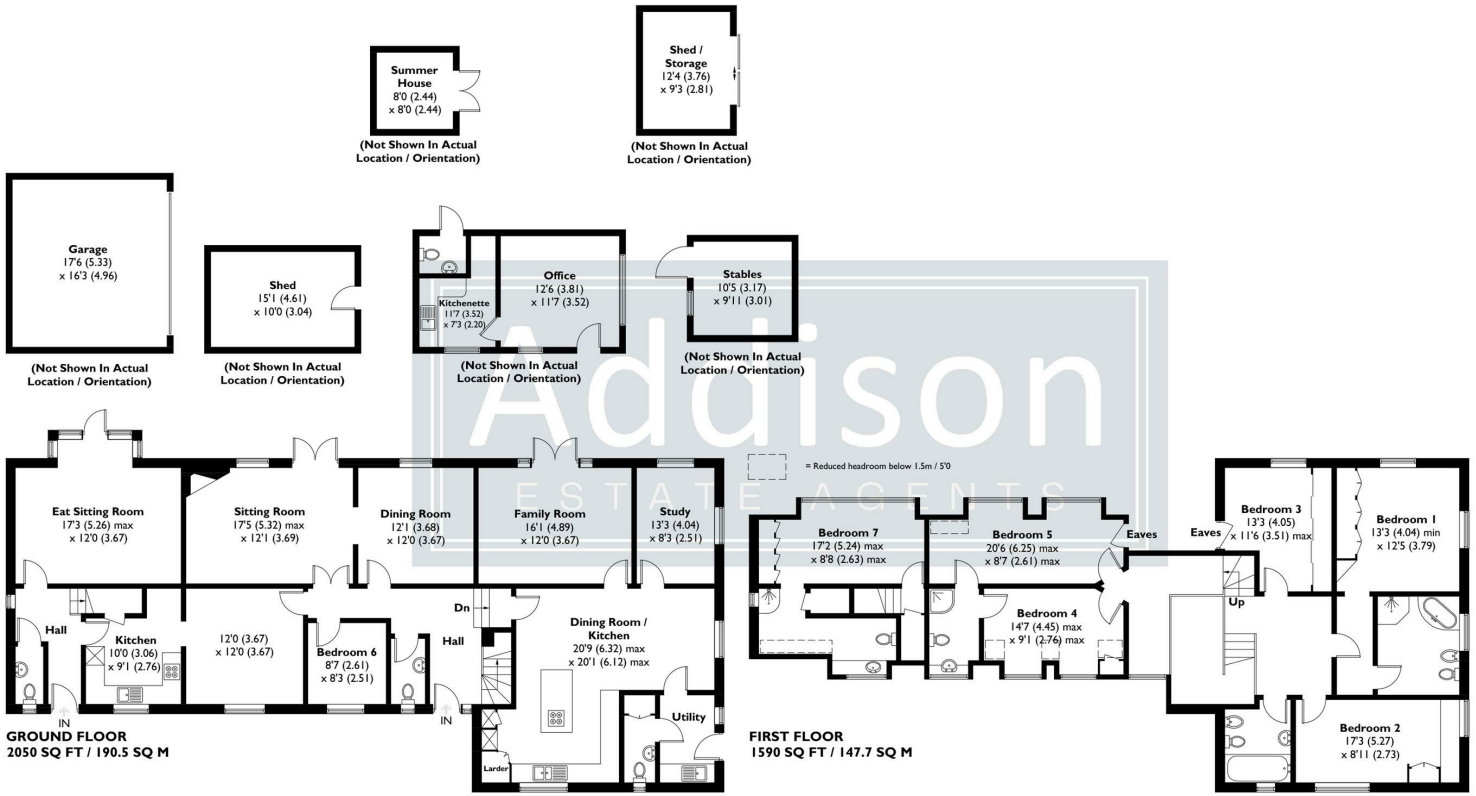


Further Information

Local Council:

Council Tax Band:
F

APPROXIMATE GROSS INTERNAL AREA = 3640 SQ FT / 338.2 SQ M
OUTBUILDINGS = 960 SQ FT / 89.2 SQ M
TOTAL = 4600 SQ FT / 427.4 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1304635)

Produced for Addison Estate Agents

- Highly unique detached residence set within approximately 1.5 acres
- Completely hidden position accessed via a private 200m track from Swanwick Lane
- Approx. 3640 sq ft of spacious and versatile main accommodation
- Self-contained two-storey annexe ideal for multigenerational living
- Planning permission for the storage of up to 30 vehicles
- Successfully operated car retail business from the premises
- Beautifully maintained gardens with private tennis court
- Detached double garage plus detached air-conditioned office
- Same family ownership for nearly 30 years
- Centrally located close to Swanwick Marina and local nature reserve

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