



Whitefields
Mayhill Lane
Swanmore
SO32 2QW

Byrne & Co
ESTATE AGENTS
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WHITEFIELDS

PRICE GUIDE: £625,000

The Property

Whitefields is a detached older style bungalow on the outskirts of Swanmore Village which is surrounded by beautiful countryside. It stands in a good sized garden with a total plot of 0.26 acres. The property would benefit from a certain amount of updating and does have potential. It also has an attached single garage, driveway and parking area. This property is in a sought after location so viewing is very highly recommended.

- * SOUGHT AFTER LOCATION *
- * OUTSKIRTS OF SWANMORE VILLAGE *
- * SITTING ROOM * DINING ROOM *
- * KITCHEN * LARDER * CLOAKROOM *
- * TWO BEDROOMS* SHOWER ROOM*
- * GARAGE * DRIVEWAY PARKING*
- * ATTRACTIVE GARDEN * 0.26 ACRES *

The Location

Swanmore is a semi-rural village at the southern end of the Meon Valley surrounded by beautiful countryside. It offers some local amenities and has the benefits of good primary and senior schools. The historic villages of Wickham and Bishops Waltham are close by and offer all local amenities. The larger centres of Fareham and Hedge End are nearby and have easy access to the M27 motorway network.

Directions

From Church Road turn into Vicarage Lane then bear right then left and property is on the righthand side.

ACCOMMODATION

Open fronted porch, front door opening to:

ENTRANCE HALL

Loft hatch, radiator, panelled doors opening to:

CLOAKROOM

Double glazed window to rear, low level w.c., wash hand basin with cupboard below, built in cupboard, plumbing for washing machine.

BEDROOM ONE

Double glazed bay window to front, radiator, door opening to:

DRESSING ROOM

Double glazed window to front, range of built in wardrobes, radiator, door opening to bedroom two, door opening to:

SHOWER ROOM

Double glazed window to rear, suite comprising tiled shower cubicle, low level w.c., wash hand basin with cupboards below, fully tiled walls, tiled floor, heated towel rail.

BEDROOM TWO

Double glazed window to rear overlooking garden, radiator.

SITTING ROOM

Double glazed bay window to front, fireplace with quarry tiled hearth, radiator.

DINING ROOM

Double glazed window to side, fireplace with marble inset and hearth, opening to:

KITCHEN

Double glazed window to rear overlooking garden, fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with cupboard below, partially tiled walls, built in electric oven*, gas hob* with extractor* over, gas boiler* servicing central heating* and hot water system*, larder with double glazed window to rear, door to side.

OUTSIDE The property has hedging to the front and is approached over a gravelled driveway offering parking and leading to the attached

SINGLE GARAGE

with doors to front, door to rear. Access to the side of the property to the good sized **REAR GARDEN** which has an enclosed paved patio, mainly laid to lawn, numerous shrubs, borders and hedging, steps down to a further lawned area, decked area, greenhouse, sheds and copse to rear. The total plot is 0.26 acres*.

TENURE: Freehold.

SERVICES: All main services.

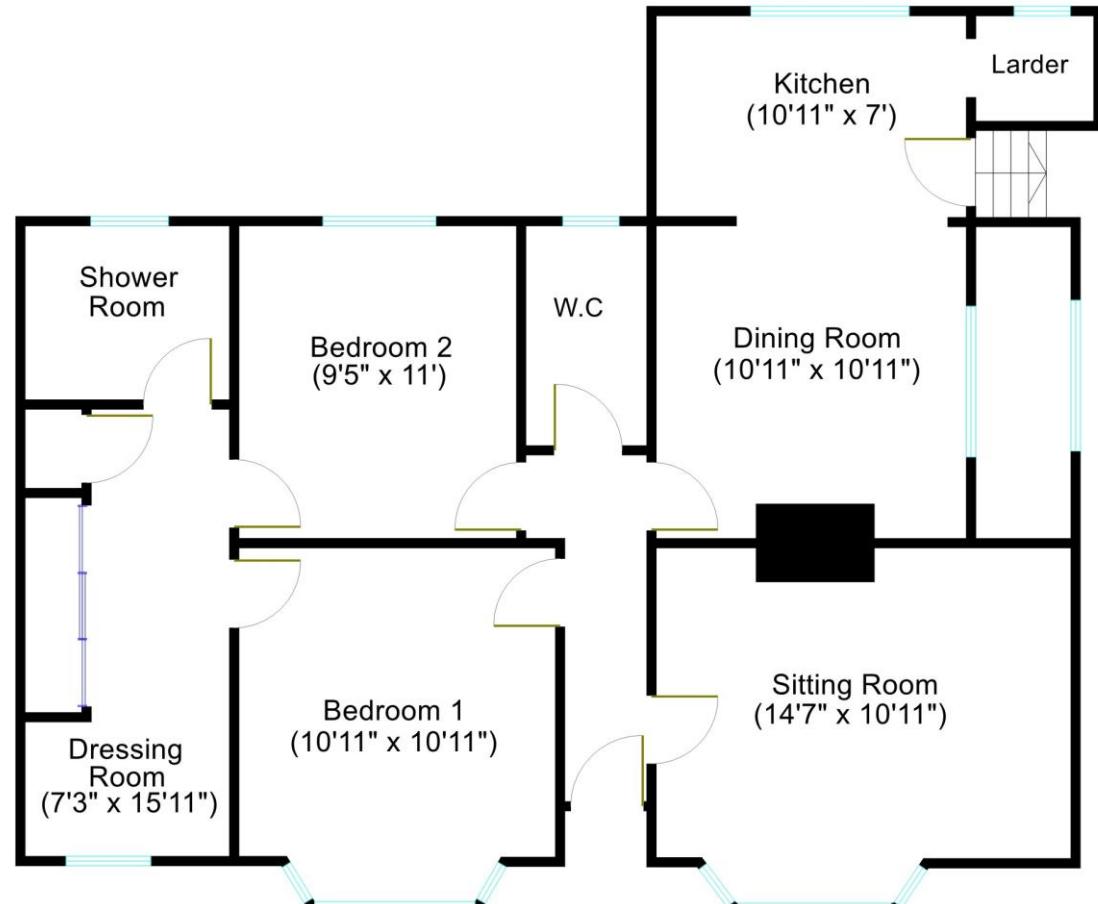
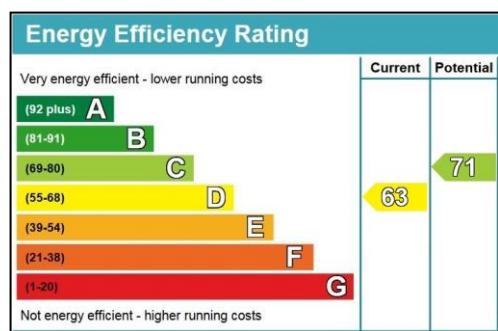
LOCAL AUTHORITY: Winchester.

COUNCIL TAX BAND: E

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

Viewing strictly by appointment with vendor's sole agent BYRNE & Co of Wickham.





Total approx. internal floor area = 927.3 sq ft / 86.15 sqm
 Floor Plan for identification and guidance purposes only

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
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