



**£585,000**  
Freehold

**12 Bye Road, Swanwick**  
Southampton, Hampshire SO31 7GX



## Quick View



3/4 Bedrooms



Garage



2/1 Living Rooms



2 Bathrooms



Detached Chalet Bungalow



EPC Rating TBC



Driveway Parking



Council Tax Band D

### Reasons to View

- Perfectly positioned for family life, with easy access to the M27 and A27, the property is also within the catchment area for the highly regarded Sarisbury Infant and Junior Schools and Brookfield.
- With direct access to the bridleway at the end of the road, it's just a short walk to the shore, where sailing, cycling, paddle boarding and canoeing can all be enjoyed, leaving the car at home.
- Both the kitchen and the separate open plan living/dining room open onto the attractive south-facing garden, creating the perfect space for summer barbecues and entertaining family and friends.
- The generous block-paved driveway provides parking for multiple vehicles, with plenty of space for a growing family's cars. A garage with power offers the ideal workshop or secure home for a prized vehicle.
- The generous block-paved driveway provides ample parking for multiple vehicles, while the powered garage offers superb versatility as a workshop or a secure home for a prized vehicle.
- With two bedrooms downstairs (and a living room that could be used as a third) plus a separate upstairs bedroom with en-suite, the layout offers flexible, private space ideal for family and guests.

### Description

Step into the welcoming entrance hallway, where oak flooring immediately sets a warm and spacious tone that flows beautifully throughout the home. To the left, the snug/separate living room offers a cosy retreat with dual-aspect windows, bespoke fitted shutters and a feature fireplace. This space could just as easily serve as a fourth bedroom if required. Opposite is bedroom two, a bright and generous room featuring a charming bay window, bespoke mirrored wardrobes and plenty of space for further furnishings. Bedroom three sits just beyond, making an ideal single room, nursery or home office. Moving through, the kitchen is fitted with attractive oak-style units, contrasting worktops and space for a range cooker and American-style fridge freezer, and butler sink.

This leads into the practical utility area, with space for washing machine and dishwasher and houses the boiler there is also access out to the rear garden. The modern downstairs shower room is fully tiled and well appointed, featuring a walk-in shower, WC, vanity unit with basin and a heated illuminated mirror. To the rear, the impressive living/dining room is the heart of the home, with oak flooring, a feature log burner and bi-fold doors opening directly onto the decked garden.

Upstairs, the spacious main bedroom enjoys natural light from the dormer window and is complemented by a stylish en-suite shower room, complete with walk-in shower, WC, floating basin and contemporary finishes such as chrome heated towel rail and mirror. There is also eaves storage accessible, please note there

To the front, the property is approached via a generous paved driveway, providing off-road parking for several vehicles and leading to the garage, which benefits from power and an electric roller door.

The south-facing garden is designed with both relaxation and entertaining in mind. It combines areas of raised decking, paved seating and a generous lawn. Set towards the rear of the garden is an impressive log cabin. It is currently arranged as comfortable accommodation for visiting family and friends, with a living area, two handcrafted sleeping spaces and a mezzanine. However, it could just as easily become a home office, games room, or hobby space, depending on your requirements.

Further practical benefits include two useful storage sheds one with power, ideal for keeping garden tools, equipment and outdoor furniture neatly tucked away.

### Other Information

This property has spray foam loft insulation - those requiring mortgage funding should take advice before submitting an application.

There is a Council Tax Improvement indicator on this property which means that as the property has been improved or extended since it was placed in the current band, the band could be reviewed and may increase following the sale of the property.

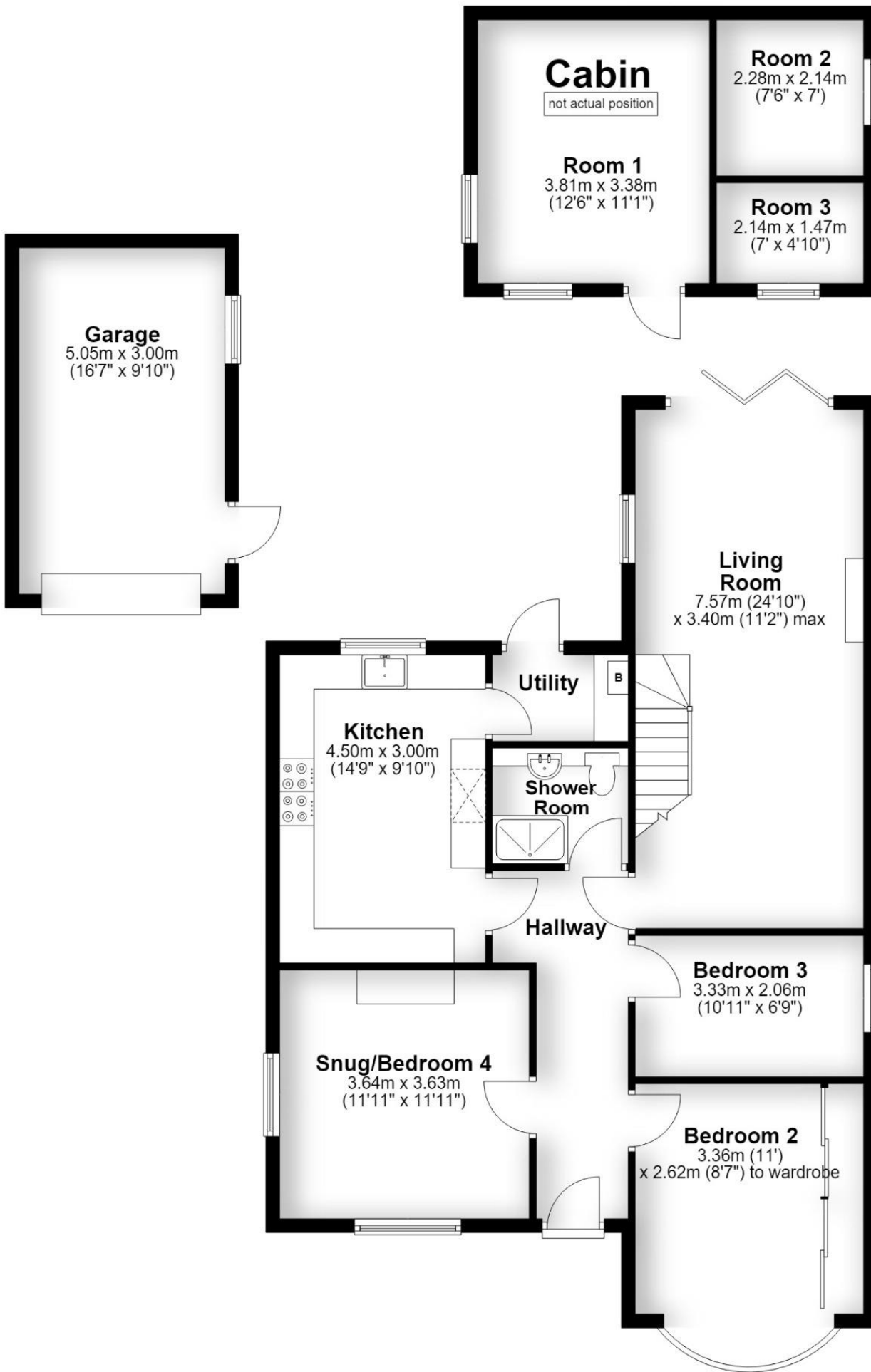
### Directions

<https://what3words.com/darting.genius.rabble>

Bye Road, Swanwick

## Ground Floor

Main area: approx. 95.8 sq. metres (1030.7 sq. feet)  
 Plus garages, approx. 15.2 sq. metres (163.2 sq. feet)  
 Plus outbuildings, approx. 12.9 sq. metres (138.5 sq. feet)

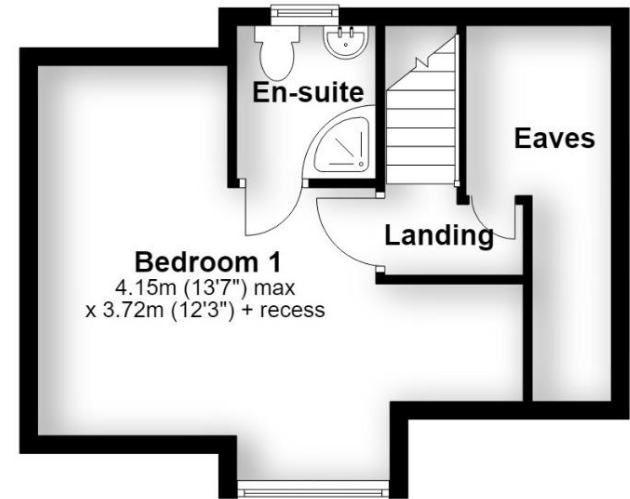


Main area: Approx. 118.5 sq. metres (1275.9 sq. feet)

Plus garages, approx. 15.2 sq. metres (163.2 sq. feet)  
 Plus outbuildings, approx. 12.9 sq. metres (138.5 sq. feet)

## First Floor

Approx. 22.8 sq. metres (245.2 sq. feet)  
 (excluding Eaves)



### Anti-Money Laundering & ID Verification

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