

17 HAMBLE RISE

Swanmore, SO32 2FS

Asking Price £485,000

WELLER
PATRICK



PROPERTY FEATURES

A most attractive and well presented, three-bedroom detached house in the sought after village of Swanmore

Entrance Hall • Cloakroom • Sitting Room • Kitchen/Breakfast/Dining Room • Utility Room

Three Bedrooms • En-Suite • Family Bathroom • Garage • Driveway Parking • Viewing Recommended



DESCRIPTION

This most attractive detached three bedroom property is pleasantly situated in a sought after location in the village of Swanmore with a rarely available setting overlooking the designated open space green area. This property provides a level of character and individuality with the rare brick and flint style elevations to the front and side being a most attractive feature. The property has been enjoyed by its current owner from new and is well presented and includes shutters to most windows.

The accommodation on the first floor offers three bedrooms including bedroom one with an en suite and there is also a family bathroom.

The ground floor features a good-sized double aspect sitting room with an outlook to the front. The well proportioned flexible kitchen / breakfast room is well equipped with ample space for a table. A particular feature are the double doors from the kitchen which open out to the partly walled garden and patio. There is also a very useful utility room leading off from the kitchen and with a side door to the outside.

The village of Swanmore is sought for its semi rural yet accessible location being within a short drive to the nearby and hugely popular historic country town of Bishops Waltham with its range of shops and services including coffee shops and eateries.

The property is also within easy access of the major South Coast centres of Winchester, Southampton and Portsmouth. The M3, M27 and A3M road networks are also easily accessible.

Also close by within the village are well regarded Infant, Primary and Secondary Schools with bus services to colleges such as Barton Peverel and Peter Symonds. There is a village store with a Post Office, Church and a community spirit.

Viewing of this most attractive and well-presented property is highly recommended.

17 Hamble Rise
 Swanmore
 SO32 2FS



DIRECTIONS

From Bishops Waltham take the Hoe Road which leads to Swanmore. On entering the village take the second turning on the right beyond the Church into Chapel Lane. Continue to the end of this road and turn right onto Hill Pound. After a short distance take the first turning on the right into Horders view. Turn right into Hamble Rise. Follow the road round to the green area and No 17 can be found on the left opposite the green area.

Particulars prepared 13th May 2026

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

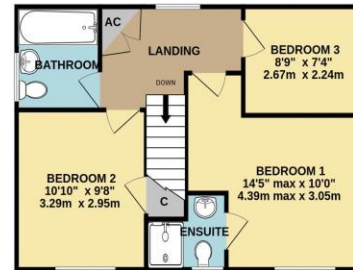
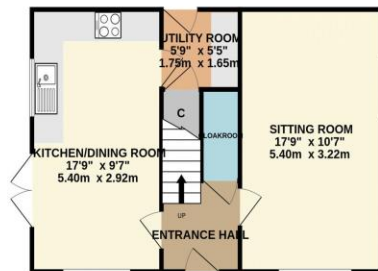
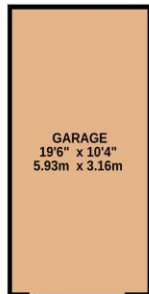
Services Mains electricity, gas, water and drainage.

VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

GROUND FLOOR

1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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