



9 Medlicott Way, Swanmore - SO32 2NE

In Excess of £525,000

WHITE & GUARD

9 Medlicott Way

Swanmore, Southampton

Tucked away in a quiet cul-de-sac in the heart of Swanmore, 9 Medlicott Way is a striking, extensively extended detached family home that effortlessly combines presence, practicality and contemporary style. From the moment you arrive, its impressive frontage and generous proportions hint at something rather special inside. This is a home designed for modern family life, for those who love to entertain, who value space and light, and who want a property that feels both substantial and welcoming. Whether you're upsizing, relocating for village life, or searching for your "forever home", this beautifully presented residence is ready to move straight into and is offered with no forward chain, making your next chapter refreshingly straightforward.

LOCATION

Set within the highly desirable village of Swanmore, this home enjoys the perfect balance between countryside charm and everyday convenience. Swanmore is known for its strong sense of community, excellent local schooling and beautiful surrounding Hampshire countryside. For families, the well-regarded Swanmore College is a significant draw, alongside local primary options and nearby independent schools. Village amenities include local shops, a post office, welcoming pubs and scenic walking routes, all contributing to that quintessential English village lifestyle.

- WINCHESTER COUNCIL BAND E
- EPC RATING C
- FREEHOLD
- FOUR BEDROOM EXTENDED DETACHED FAMILY HOME
- NO CHAIN
- KITCHEN BREAKFAST ROOM
- ENSUITE TO MASTER BEDROOM
- GARAGE & DRIVEWAY WITH OFF ROAD PARKING
- ENCLOSED PRIVATE GARDEN





INSIDE

Step through the main entrance and you are immediately welcomed by a sense of space and intelligent design. The ground floor layout flows beautifully, creating defined yet connected living areas.

The kitchen/breakfast room is truly the heart of the home; modern, bespoke and thoughtfully designed with quality fixtures and fittings. From here, you enjoy a charming view down into the breakfast area and out towards the courtyard section of the garden, with a door inviting you to step straight outside for morning coffee in the sun.

The lounge/dining area offers a perfect balance of cosy comfort and natural light. Double doors open directly onto the garden, making it an ideal setting for entertaining, imagine summer gatherings that effortlessly spill outdoors, or relaxed winter evenings with the doors closed and the room glowing warmly.

A newly fitted, contemporary DWC adds both practicality and style to the ground floor.

Upstairs, the extended section reveals an impressive principal suite that feels like a boutique hotel retreat. Vaulted ceilings create height and drama, while the en-suite provides privacy and indulgence. Three further well-proportioned bedrooms offer flexibility for growing families, guest accommodation or home office space, all served by a modern family bathroom.

OUTSIDE

Externally, the property continues to impress. There is ample parking to the front along with a garage, offering both convenience and valuable storage.

To the rear, the garden provides a wonderful extension of the living space. The courtyard section, viewed directly from the kitchen, creates a private, sheltered spot perfect for alfresco dining. The remainder of the garden offers space for children to play, pets to roam, or simply to relax with a book on a sunny afternoon.



SERVICES:

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

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76Mbps download speed. This is based on information provided by Openreach.

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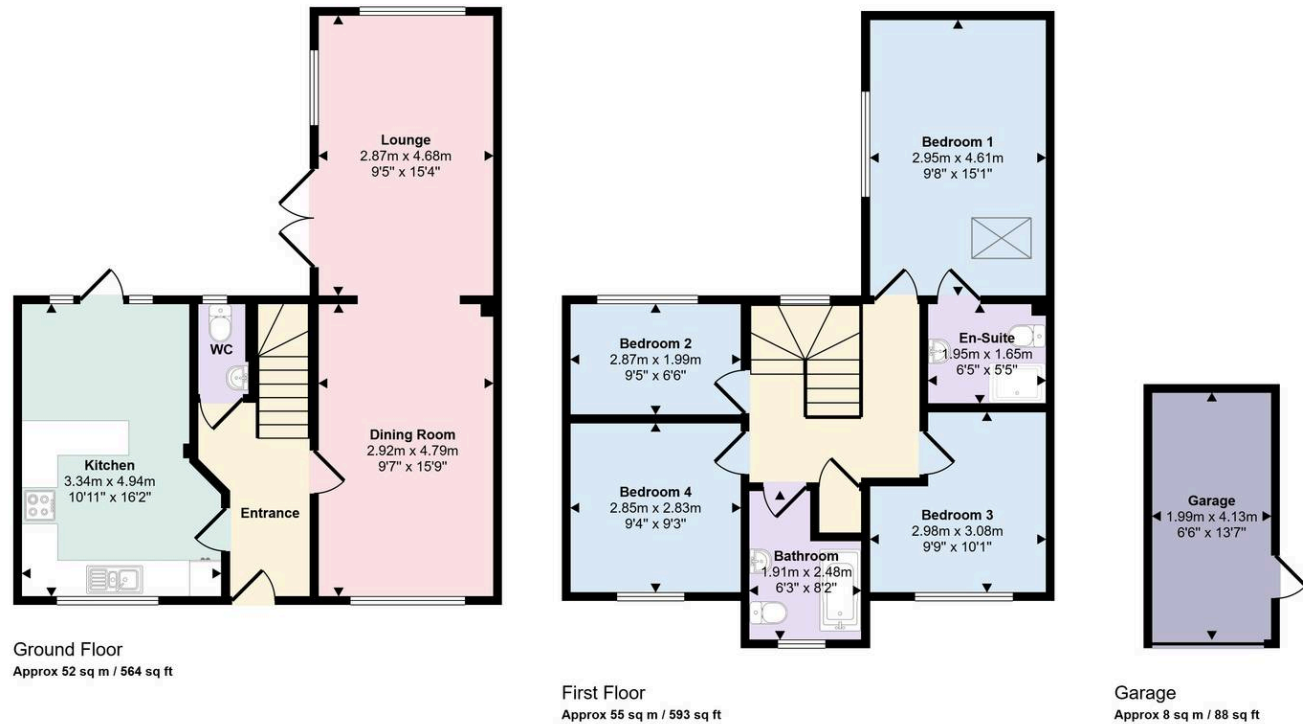
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Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER

These particulars do not form part of a Sale Contract owing to the possibility or 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.

Approx Gross Internal Area
116 sq m / 1246 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

