



135 Swanwick Lane, Swanwick, SO31 7HB

Asking Price £765,000



Swanwick Lane |  
Swanwick | SO31 7HB  
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W&W are delighted to offer for sale this well presented five bedroom detached family home, situated in a tucked away position, sitting on an enviable plot of around a third of an acre. The property was built in 1986 and has only had one owner since. Internally the property boasts over 2200 sq. ft (inc the garage) providing five bedrooms, three reception rooms, kitchen/breakfast room, downstairs cloakroom, main bathroom & en-suite bathroom to the main bedroom. Outside, the property sits on a large plot providing front & rear landscaped gardens as well as a double garage and sweeping drive with parking for several vehicles.

Swanwick Lane is situated in the ever popular location of Swanwick, the marina is a short stroll away, perfect for any boating enthusiast. A number of eateries are also within a short walk including Harpers Steakhouse & Ship Inn. The A27, M27 & both Swanwick & Bursledon train stations are easily accessible. The property is in the local catchment area of good junior, infant & comprehensive schools.





Well presented five bedroom detached family home situated in a tucked away position with a gated entrance

Enviably plot of around a third of an acre providing front & rear landscaped gardens

Built in 1986 with only one owner since

Dual aspect living room with centrepiece brick surround fireplace with inset fire & patio doors opening out onto the rear garden

Dual aspect kitchen/breakfast room with integrated double oven, hob, dishwasher & space for single undercounter fridge

Two additional ground floor reception rooms

Utility room providing additional storage space & plumbing for appliances

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite bathroom

Four additional bedrooms with three benefitting from built in wardrobes

Main bathroom comprising four piece suite

Impressively sized rear landscaped garden laid to lawn, paved patio with mature trees, display shrubbery & flower beds

'In our opinion' we feel that the plot offers a great degree of privacy

Double garage with power & lighting

Landscaped frontage and driveway parking for multiple vehicles

The property is of a traditional brick build and is connected to mains water, drainage, electricity and gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Talk Talk

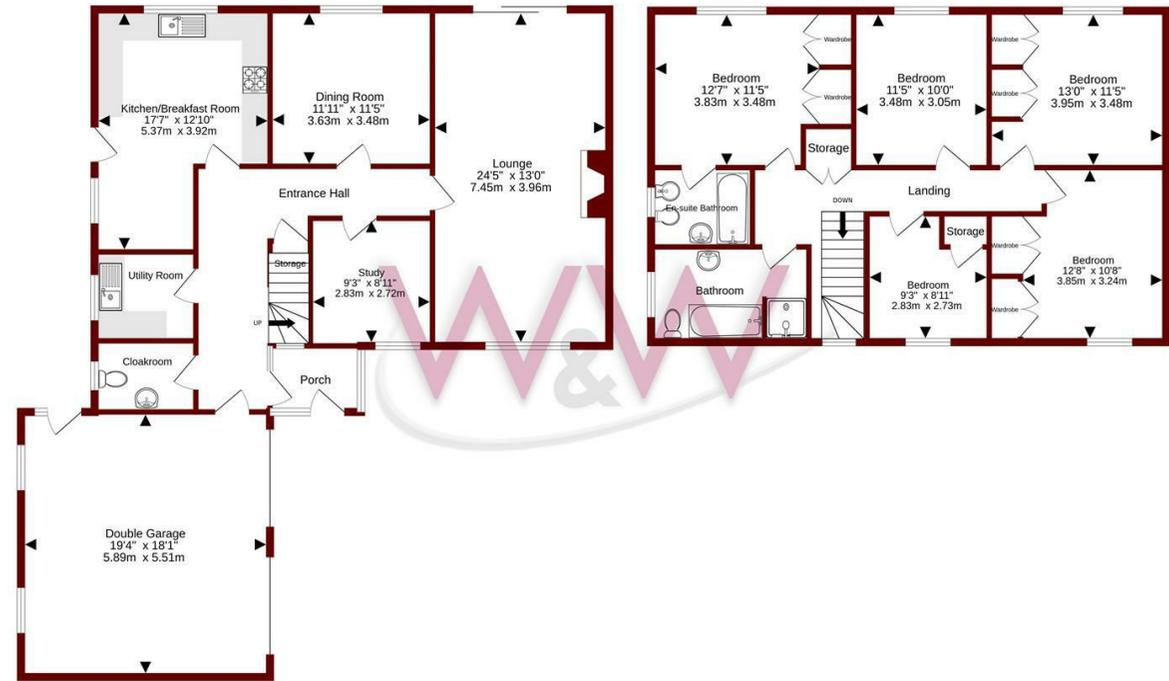
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have a satisfactory mobile signal and there are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
1359 sq.ft. (126.3 sq.m.) approx.

1st Floor  
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 2267 sq.ft. (210.6 sq.m.) approx.

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 plus) A			
(81-91) B			
(69-80) C		72	81
(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	

Council Tax Band - G - £3607.58 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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