



22 Hamble Rise, Swanmore - SO32 2FS
£850,000

WHITE & GUARD

22 Hamble Rise

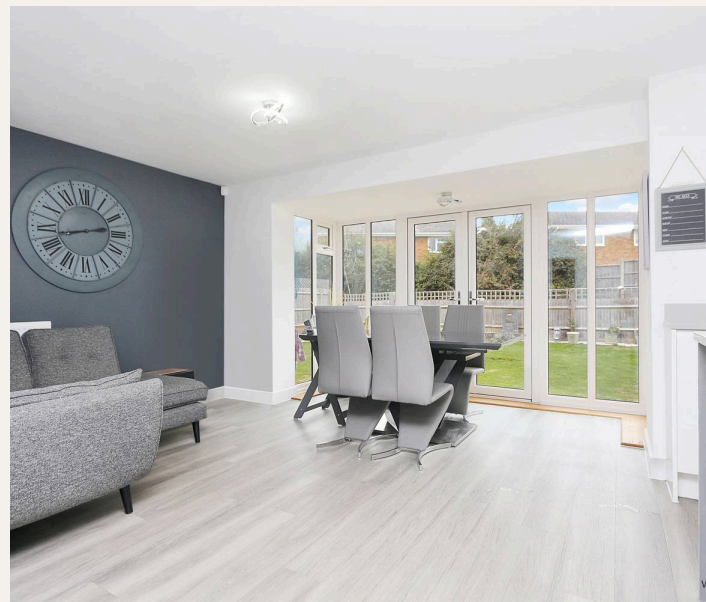
Swanmore, Southampton

INTRODUCTION

We have the pleasure of showcasing Hamble Rise, an exceptional five-bedroom detached home nestled within one of Swanmore's most sought-after developments. Designed for modern family living and entertaining in style, this property effortlessly combines elegance, comfort, and practicality. Every detail: from the striking staircase to the beautifully landscaped gardens - reflects quality craftsmanship and contemporary sophistication. Spacious, light-filled rooms flow seamlessly throughout, creating a home that feels both impressive and inviting.

LOCATION

Swanmore is a quintessential Hampshire village surrounded by picturesque countryside and a wonderful sense of community. Perfectly placed between the vibrant market town of Bishop's Waltham and the commuter links of Botley and Winchester, residents enjoy the best of both rural charm and urban convenience. Families are drawn to the area for its highly regarded schools, including Swanmore College and Swanmore Primary, as well as local sports clubs and scenic walking and riding routes. For equestrian enthusiasts, there are numerous nearby bridleways and livery yards, offering endless countryside adventures. Commuters will appreciate the easy access to the M27, Southampton Airport, and Botley railway station, while local amenities; charming pubs, independent shops, and friendly village services, add to the warmth and appeal of village life.





INSIDE

Step through the front door and you're immediately greeted by a grand entrance hallway, where a show-stopping cruise-ship style staircase sweeps upwards and divides gracefully into two, creating an ultraimpressive mezzanine landing that sets the tone for the rest of this remarkable home.

To one side of the hall sits a bright and versatile study, ideal for working from home. The spacious lounge offers a welcoming retreat, perfect for family evenings or entertaining guests. Opposite, a contemporary cloakroom/WC adds everyday convenience, while the snug provides flexible living — whether as a cosy TV room, a sixth bedroom, or an additional study.

At the rear, the home opens up into a breathtaking open-plan kitchen, dining, and family area, the true heart of the property. Sleek cabinetry, high-end appliances, and bespoke finishes combine with an abundance of natural light to create a stylish and sociable hub that overlooks the garden. A separate utility room provides additional practicality, keeping the main space beautifully uncluttered.

Upstairs, the principal bedroom suite is a luxurious sanctuary. A walkthrough dressing area lined with floor-to-ceiling fitted wardrobes leads into a sumptuous en-suite bathroom, offering a sense of boutique-hotel indulgence. Each of the remaining bedrooms is generously proportioned, with elegant décor and access to well-appointed bathrooms, ensuring comfort for family and guests alike.

OUTSIDE

The approach to 22 Hamble Rise is as impressive as the home itself. A wide private driveway provides ample parking and leads to a substantial triple garage, offering superb storage or workshop potential. The landscaped rear garden is beautifully arranged to provide distinct zones for relaxing and entertaining. A raised decking area catches the afternoon sun, overlooking a central lawned space and bordered by raised beds filled with established shrubs and planting. Designed for low maintenance yet full of character, it's the perfect outdoor haven for family living and summer gatherings.



SERVICES

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

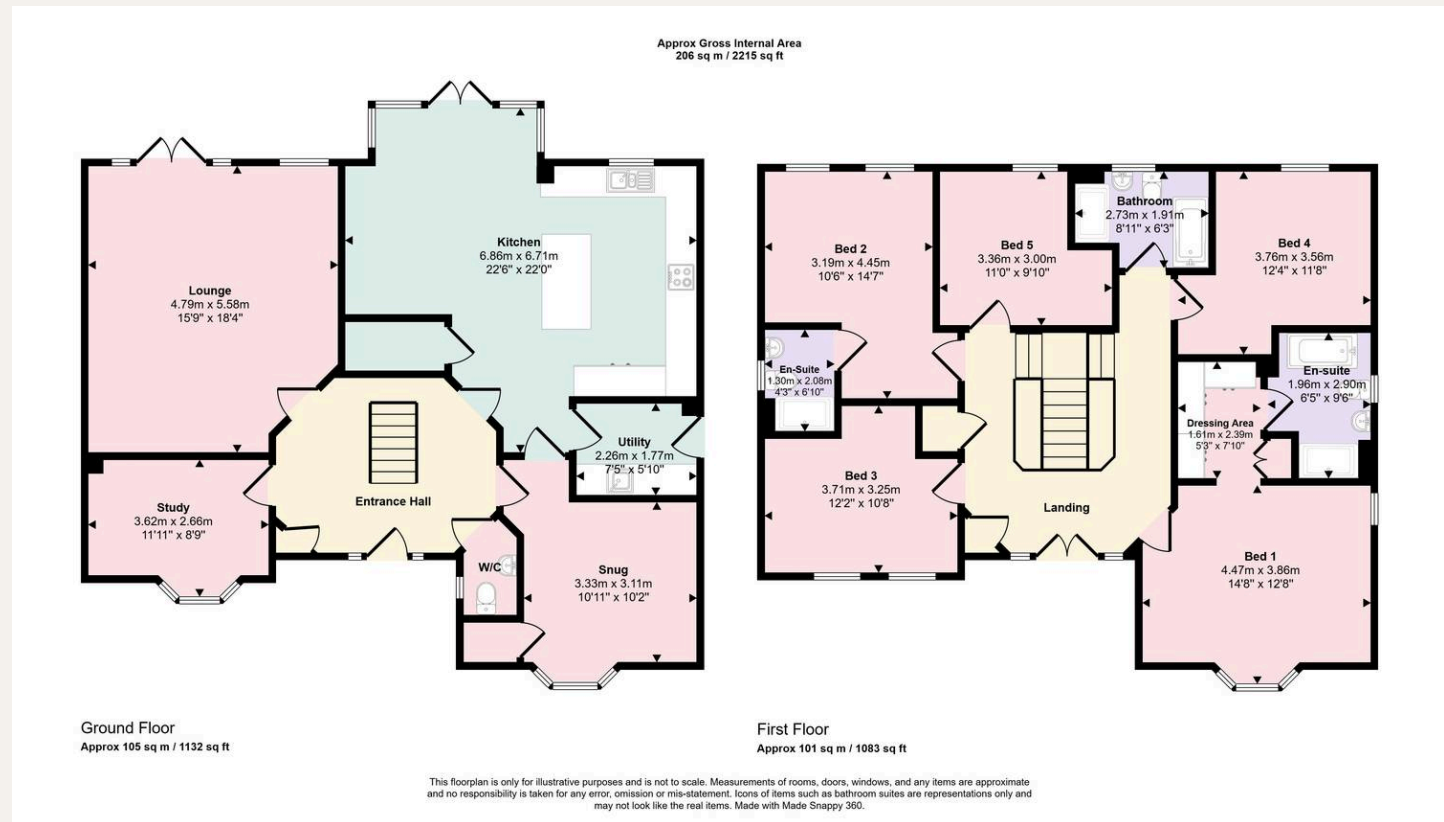
Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Up to 76 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge £33.54

- EPC GRADE B - COUNCIL TAX BAND G
- FREEHOLD
- BEAUTIFUL DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- 22FT KITCHEN/DINING ROOM
- SPACIOUS LOUNGE
- FAMILY ROOM, STUDY, CLOAKROOM
- TWO ENSUITE & MODERN BATHROOM
- TRIPLE GARAGE & DRIVEWAY
- ATTRACTIVE LANDSCAPED GARDEN

DISCLAIMER

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



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