



Caldera Hill Pound, Swanmore - SO32 2UN
£650,000

WHITE & GUARD

Caldera Hill Pound

Swanmore, Southampton

INTRODUCTION

Approaching 1800sqft of accommodation this extended four / five bedroom detached bungalow is encompassed on a generous enclosed plot. Sitting within easy reach of both Swanmore College and Swanmore Infant School the property provides an abundance of flexible accommodation to suit. Expansive living space includes an 18ft living room, kitchen dining room, family room and a 20ft conservatory. Furthermore, the property has four well proportioned bedrooms plus a fifth bedroom / study and are serviced by a family bathroom and separate cloakroom WC. Externally the property enjoys a large and private frontage with ample off-road parking and low maintenance lawn and decked rear garden.

LOCATION

The village of Swanmore benefits from a post office and store, community café, tennis club, village hall, and numerous eateries and local pubs. For families, Swanmore's thriving primary school, and the coeducational secondary school, Swanmore College, together with its extensive grounds and sports complex, are an easy walk from the house. For the outdoor enthusiast, there are recreation and cricket grounds, an extensive array of walks, many connecting to the South Downs. Swanmore is a short drive to Winchester, Southampton and Portsmouth, with Southampton Airport and M27 and M3 motorways within direct reach, plus the mainline station at Botley. The neighbouring pretty market towns of Bishops Waltham and Wickham offer a broad range of shops and local amenities.

- WINCHESTER COUNCIL BAND E
- EPC RATING D
- FREEHOLD
- EXTENDED FOUR / FIVE BEDROOM DETACHED BUNGALOW
- 18 FT LIVING ROOM
- KITCHEN DINING ROOM
- FAMILY ROOM
- LARGE FRONT AND REAR GARDENS
- DRIVEWAY PROVIDING AMPLE PARKING FOR SEVERAL VEHICLES





INSIDE

An enclosed entrance porch provides access to the front door and in turn a spacious entrance hall which is laid to wood effect flooring. A large 18ft, dual aspect living room features an inset log burning fire which creates an inviting atmosphere. A doorway at the rear of the living room leads to an inner hall that allows access to a fitted pantry and cloakroom room WC, and extends into an impressive kitchen dining space. The kitchen itself showcases a vaulted ceiling with two sky lights and offers a matching range of wall and base level work units with fitted work tops over which incorporate an inset stainless steel sink and drainer and inset electric oven. Space is provided for a range cooker alongside space and plumbing for a washing machine and dishwasher. An opening leads through to a well-proportioned dining area ensuring this space is perfect for both entertaining and family life. Found off one side of the dining area is a 20ft conservatory with double glazed windows and doors and acts as an excellent addition to the living space. Opposite the conservatory is a purposeful utility room and study / bedroom five which forms part of a garage conversion. Set directly behind the utility room is a family room with direct access onto the garden and completes the vast amount of living space. The configuration of this part of the property lends itself to flexible living arrangements and could allow for annexe style accommodation to suit a relative, guests or teenage children.



Alongside the expanse of living accommodation, the sleeping quarters equally don't disappoint. Conveniently located next to one another are four good size bedrooms, which include three double rooms. The master room is of notable size and is set at the front of the house and allows plenty of space for freestanding bedroom furniture, while bedroom two set at the rear of the house has a nice outlook across the rear garden and access to through double glazed French doors. Servicing the bedrooms is a well-appointed family bathroom, that comprises a panel enclosed bath with mains shower over, pedestal wash hand basin and WC.

OUTSIDE

To the outside, the property has a large frontage, and vehicular access is gained through a five-bar wooden gate which leads to a winding driveway with plenty of parking. Landscaped lawns intersect the driveway and are set with a range of established shrubs and trees providing a lovely degree of privacy. The rear garden is predominantly laid to lawn and has a patio seating terrace extending from the back of the property and a further raised hard standing found at the rear boundary.

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.

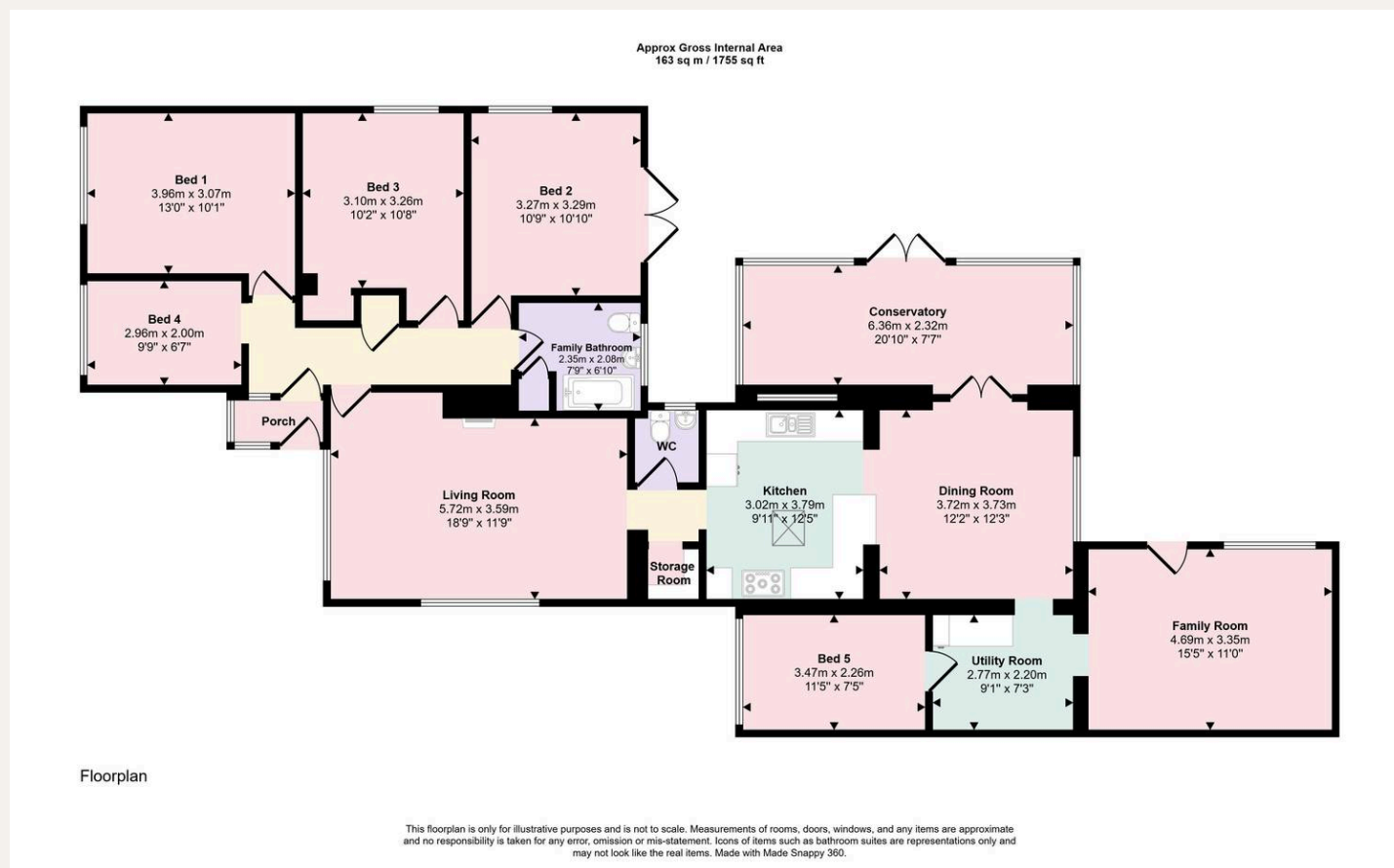
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels 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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