

18 Brook Close, Swanmore - SO32 2FP

£425,000

WHITE & GUARD

18 Brook Close

Swanmore, Southampton

Beautifully presented, thoughtfully maintained and perfectly positioned in the heart of Swanmore, this attractive three-bedroom detached home offers a wonderful balance of comfort, style and everyday convenience. With bright, welcoming accommodation, a private rear garden and excellent local amenities just moments away, Brook Close is a home designed for effortless family living. Whether you're taking your first step onto the family property ladder or looking for somewhere to settle and grow, this is a home that promises an enviable village lifestyle.

LOCATION

Nestled within the ever-popular village of Swanmore, Brook Close enjoys a delightful setting where countryside charm meets everyday practicality. Excellent local schooling, including Swanmore Primary School and Swanmore College, is close at hand, alongside village shops, recreational facilities and a welcoming community atmosphere. The neighbouring market town of Bishop's Waltham offers an appealing collection of independent boutiques, cafés and restaurants, while the surrounding Hampshire countryside provides endless opportunities for scenic walks and outdoor adventures. With Winchester, Southampton and the wider motorway network within convenient reach, Swanmore offers the perfect balance of village tranquillity and modern connectivity.

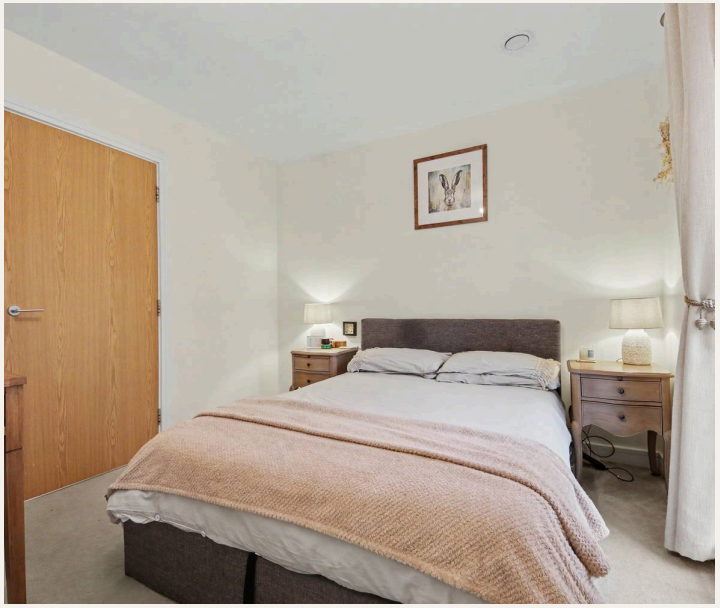
- ATTRACTIVE THREE-BEDROOM DETACHED HOME
- BEAUTIFULLY PRESENTED AND WELL MAINTAINED
- DESIRABLE VILLAGE LOCATION IN SWANMORE
- PRIVATE REAR GARDEN
- EXCELLENT LOCAL AMENITIES NEARBY
- IDEAL FOR FAMILIES AND FIRST-TIME BUYERS
- EPC RATING B
- WINCHESTER COUNCIL BAND E
- FREEHOLD













INSIDE

Step inside and discover a home that feels immediately inviting, with well-proportioned accommodation arranged around the demands of modern family life. The generous sitting room provides a wonderfully comfortable space to unwind, with double doors opening directly onto the garden, allowing natural light to pour in and creating a seamless connection between inside and out. The kitchen and dining area offers a sociable setting for everything from relaxed family breakfasts to evening meals, while a convenient ground-floor cloakroom completes the accommodation downstairs.

Upstairs, three thoughtfully arranged bedrooms provide flexibility for growing families, visiting guests or those seeking a dedicated home office. The principal bedroom enjoys the added luxury of its own modern en-suite shower room, while a separate family bathroom serves the remaining bedrooms. Beautifully cared for throughout, this is a home where the next owners can simply move in, settle down and enjoy.

OUTSIDE

The rear garden is a particularly appealing feature, offering a wonderful sense of privacy without being overlooked. A generous lawn provides plenty of room for children to play, while the patio creates the perfect spot for summer barbecues, alfresco dining or simply enjoying a peaceful afternoon in the sunshine. It's an outdoor space that feels both manageable and wonderfully versatile.

To the front, a tandem driveway provides off-road parking for two vehicles, complemented by an attached garage with light and power, ideal for secure parking, additional storage or hobbies. Combining practical outdoor space with a peaceful residential setting, Brook Close offers all the ingredients for a relaxed and rewarding family lifestyle.

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: Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge

From the 1st October 2026-30th September 2027 a total of £409.10 for the year.

Taken in two payments the first on the 1st October and the second on the 1st April of £204.55.

Buyers: If you have an offer accepted on a property through White & Guard, 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 applicant.

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 are not to 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.



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.

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