

36 ORCHARDLEA

Orchardlea, Southampton, SO32 2QZ

Asking Price £485,000

WELLER
PATRICK



PROPERTY FEATURES

A spacious four-bedroom, detached house in the sought after village of Swanmore.

Lounge • Dining Room • Kitchen • Cloakroom • Four Bedrooms • Family Bathroom

Garage • Driveway Parking • Front and Rear Gardens • No Forward Chain



DESCRIPTION

This detached four-bedroom family sized house is situated in Orchardlea which is a popular and well-established development in the sought after village of Swanmore.

The well-presented accommodation on the ground floor includes a pleasant lounge leading onto the garden, dining room, welcoming hallway, cloakroom and a kitchen. To the first floor are four bedrooms and a family bathroom.

Externally the property enjoys both front and rear garden areas with a driveway providing ample parking and leading to the single garage. The rear garden is laid mostly to lawn with a paved patio area.

The property is within a reasonable walk or short drive of the village centre with a village store, three public houses, St Barnabas Church and the well regarded Primary and Secondary Schools. Swanmore is extremely popular and highly desirable for its convenient and accessible location with the major South Coast centres of Portsmouth, Southampton, Winchester and Fareham being within easy driving distance.

The coastal areas of Lee on Solent and Stokes Bay plus the sailing centres of Hamble and Bursledon are also easily accessible as is access to the M27 and M3 motorways, main line rail services and Southampton/Eastleigh airport.

The delightful and traditional country town of Bishops Waltham is within approximately two miles and is extremely popular and desirable with a thriving community and a most attractive traditional high street with a range of shops, services, restaurants and coffee shops.

Viewing is highly recommended.

36 Orchardlea
Swanmore
SO32 2QZ



DIRECTIONS:
From Bishops Waltham proceed along Bank Street and follow this road into Swanmore. Upon entering the village turn second right just past the church into Chapel Road and follow this road until you reach the crossroads. At the Crossroad go straight ahead on to Mislingford Road. After a short distance take the first turning on the right into Orchardlea. Follow the road and the property can be found after a short distance on the right.

Particulars amended 10th March 2025

LOCAL AUTHORITY AND SERVICES

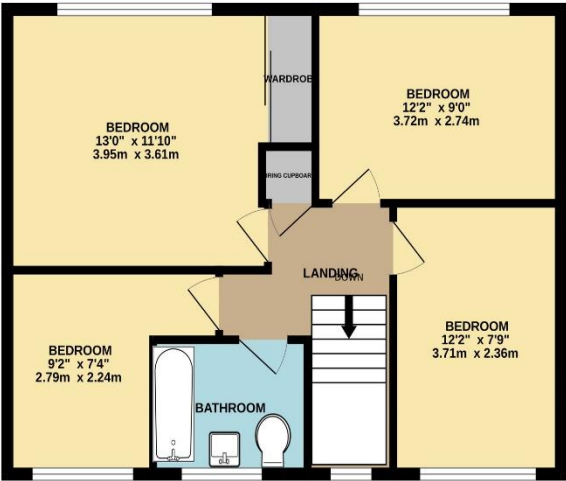
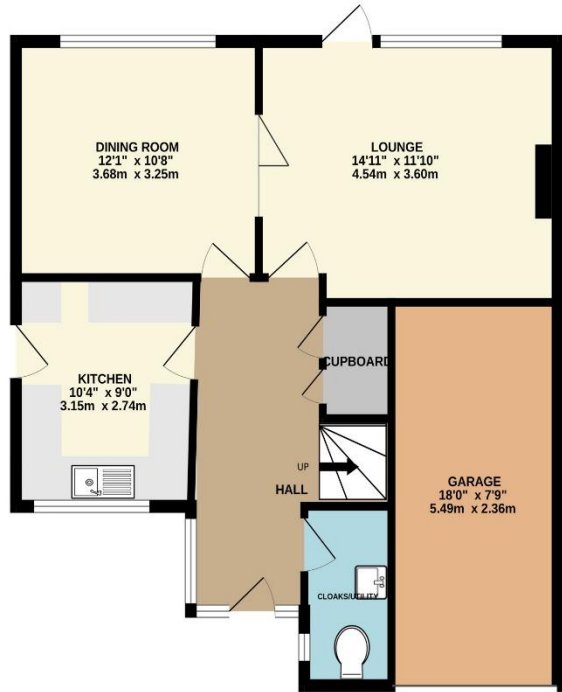
Winchester City Council
Council tax band E

Services mains, electricity, gas, water, drainage

VIEWINGS
By appointment through Weller Patrick.
Tel: 01489 893555

GROUND FLOOR

1ST FLOOR



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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