



8 Brook Close, Swanmore - SO32 2FP
In Excess of £450,000

WHITE & GUARD

8 Brook Close

Swanmore, Southampton

INTRODUCTION

Set within this thoughtfully designed development by Linden Homes and only a short walk away from Swanmore's Infant & Junior Schools, this beautiful family home offers well-proportioned accommodation and is also well-presented throughout. The property enjoys a pleasant aspect, overlooking the green and only a short walk away from the village store, church, pub and recreation ground. Accommodation on the ground floor briefly comprises a well-proportioned lovely bright sitting room, modern kitchen/dining room and cloakroom. On the first floor there are then three good-sized bedrooms, beautifully appointed en-suite and modern family bathroom. Additional benefits include an attached garage and a good-sized enclosed rear garden. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

LOCATION

Swanmore is ideally situated close to the pretty market towns of Bishops Waltham and Wickham, both offering a broad range of shops and amenities, is only minutes away from neighbouring Botley which has a mainline railway station, with both Southampton Airport and Winchester also being just under half an hour away and all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND E
- EPC RATING B
- 19FT SITTING ROOM
- MODERN KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- WALKING DISTANCE TO LOCAL SCHOOLS
- GOOD SIZE REAR GARDEN
- GARAGE
- DRIVEWAY PROVIDING OFF ROAD PARKING



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INSIDE

The house is approached via a pathway leading to a covered entrance porch and obscure double glazed front door which then leads directly through to the entrance hall which has oak flooring, a staircase leading to the first floor and a door leading through to a modern downstairs cloakroom. A further door at the end of the hallway then leads through to the wonderfully bright sitting room with an attractive double glazed bay window to the front, an under stairs cupboard to one wall providing useful storage space, TV and various power points and full height windows, with a set of French doors at one end of the room that leads out onto the rear patio area. The heart of the house is the lovely kitchen/dining room which opens onto a beautiful glass conservatory, with panoramic views of the garden. The garage has been semi converted to create a hidden study area too.

On the first floor landing there is an airing cupboard, access to the loft and a door leading through to the master bedroom which has two double glazed windows to the front, a fitted double wardrobe to one wall with sliding mirrored doors. A door to one side of the bedroom then leads directly through to a beautifully appointed en-suite which has been fitted with a modern suite comprising a double width shower cubicle, concealed vanity unit and WC. The room also has a heated towel rail, spotlights and complementary tiling. Bedroom two, also a good-sized double room, has two windows overlooking the rear garden and wall to wall fitted wardrobes, whilst bedroom three overlooks the front of the property and has a recess to one side of the room for wardrobes. The family bathroom has an obscure double glazed window to the rear and is fitted with a modern suite comprising a panel enclosed bath with shower over, wash hand basin and WC. The room also has complementary tiling and spotlights.

OUTSIDE

To the front of the property, the garden has been selectively planted with a driveway to the side providing ample off road parking leading to the attached brick built garage which has a metal up and over door, eaves storage space, power and light. There is then a back door to the garage leading directly through to the rear garden, where there is a paved patio area leaving the rest of the garden mainly laid to lawn, with the garden itself also being fully enclosed.



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

Service Charge of £160 per year

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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 £30 + VAT 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 £30 + VAT per owner.

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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 documentation 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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