

# 24 HOLYWELL CLOSE

Swanmore, SO32 2FT  
Asking Price £559,950



WELLER  
PATRICK



## PROPERTY FEATURES

Stunning, four bedroom detached family home in the sought after village of Swanmore

Beautiful open plan kitchen/dining room • Utility room • Lounge • Cloakroom

Four bedrooms • Ensuite shower room to master bedroom • Family Bathroom

Garage and off road parking • Front and rear gardens • Viewing highly recommended



## DESCRIPTION

Weller Patrick are delighted to offer for sale this stunning, four bedroom detached family home located in the sought after village of Swanmore close to the local schools, village shop and post office.

The accommodation comprises a beautiful open-plan kitchen/dining room with double doors to the rear garden. There is an adjoining utility room with matching units and a door to the side. The lounge is light and airy with a feature bay window to the front, good size hallway and downstairs cloakroom. Upstairs comprises four bedrooms, master with en suite shower room and fitted wardrobes and a family bathroom.

Outside there is a 19'x 10' garage with a personal door to the side and up & over door to the front and ample driveway parking. The rear garden features an attractive patio surrounding a circular lawn area with feature borders, lighting, electric sun canopy attached to the rear of the house with an outside electric heater.

The property benefits from being within walking distance of both Swanmore's Primary school and Swanmore College, village shop and post office. Swanmore College has a leisure centre that provides a gym, classes and tennis courts for community use. In its rural location, within easy reach of the A32 and M27, Swanmore is ideally placed to enjoy all that Hampshire and the South Coast has to offer, from its beautiful countryside and coastline to its traditional villages, vibrant towns and cities. Winchester, Southampton and Portsmouth are all under 30 minutes away. The M27 motorway can be accessed in nearby Fareham or Hedge End and rail services to London are available from Winchester or Eastleigh. Viewing is highly recommended.



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## LOCAL AUTHORITY AND SERVICES

Winchester City Council  
Council Tax band E  
Main services, gas fired central heating

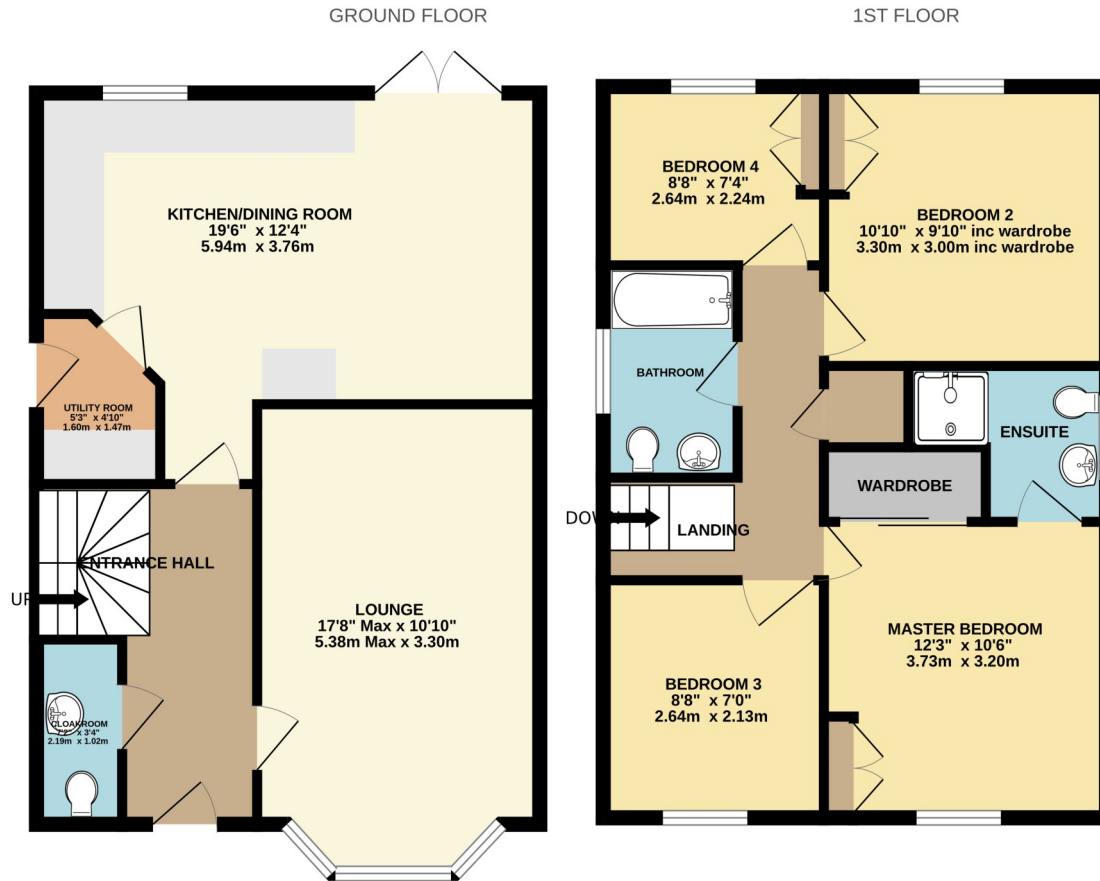
## VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555

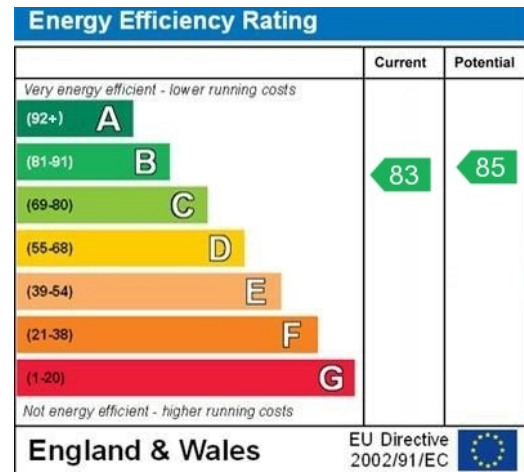
## DIRECTIONS

From Bishops Waltham take the Hoe Road which leads to Swanmore. On entering the village take the second turning on the right beyond the Church into Chapel Lane. Continue to the end of this road and turn right onto Hill Pound. Horders View can be found on the right hand side. Follow the road and take the third turning on the right into Holywell Close and number 24 can be found on the left hand side.

Particulars updated on 9th October 2023



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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