



6 MEDLICOTT WAY

Swanmore, SO32 2NE

£630,000

**WELLER
PATRICK**



PROPERTY FEATURES

A spacious detached four bedroom home in a highly desirable close in the popular village of Swanmore

Open plan kitchen / dining room • Sitting room with wood burning stove • Utility room • Cloakroom
Study / family room • Four bedrooms • En-suite to master bedroom • Family bathroom

Attractive rear garden • Double garage • Driveway parking



DESCRIPTION

This spacious four bedroom detached family home is located in a highly desirable close within the popular village of Swanmore. The property offers generously proportioned living spaces, with the highlight being the open plan kitchen/dining room.

Conveniently, the home is within walking distance of Swanmore's primary school and Swanmore College. Swanmore itself is ideally situated near Bishops Waltham, which offers a wide range of shops and amenities.

Upon entering the property through the main entrance hallway, you are greeted by a seamless flow of accommodation on the ground floor. The open plan living, kitchen and dining room is the heart of the home, with the dining area leading out to the garden. The kitchen/breakfast room is attractive and well-equipped with some built-in appliances. The ground floor also features a flexible study/family room and a cloakroom.

Upstairs, there are four bedrooms, with the principal bedroom boasting fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Outside, the property offers a pleasant rear garden, predominantly laid to lawn, with a patio area adjacent to the house. There is side access to the front of the property, where you will find an additional garden area and driveway parking leading to the double garage. The garage includes an integrated room, which could be utilised as a work from home office or utility area, as well as space for one car.

To reach the property, head out of Bishops Waltham along Bank Street into Hoe Road. Continue along this road as it becomes Swanmore Road and then Church Road. Upon entering the village, turn right just past the shops into Chapel Road. Follow this road until you reach Spring Lane, where you should turn right, and then take the first left into Medlicott Way. The property will be located on the left-hand side after a short distance.



DIRECTIONS

From Bishops Waltham take the Hoe Road towards Swanmore which commences at the top of the High Street. Proceed past the police station, over the mini roundabout and on into the village of Swanmore. At the Church in Swanmore turn second right into Chapel Road and then take the second on the right into Spring Lane. After a short distance turn left into Medicott Way the property can be found on the left.



LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Mains services

VIEWINGS by appointment through Weller Patrick.
Tel: 01489 893555

Particulars amended 8th April 2024



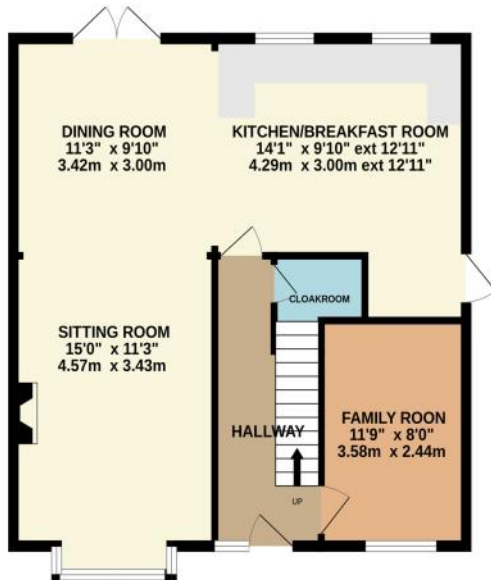


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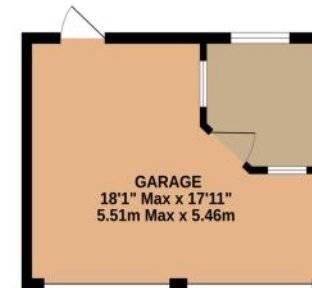
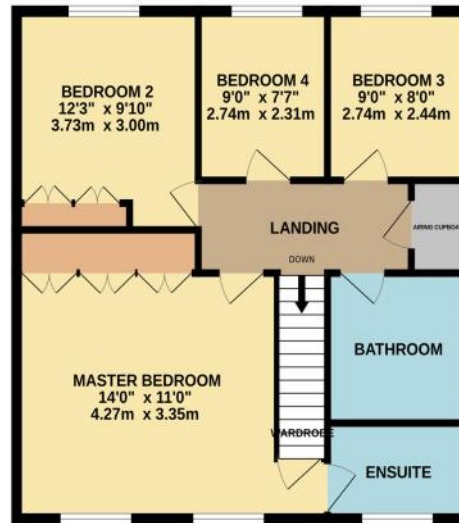


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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