

17 HOLYWELL CLOSE

Swanmore, SO32 2FT

Asking Price £485,000



**WELLER
PATRICK**

**WELLER
PATRICK**
FOR SALE 01489 885533

NOS. 7 TO 16 & NO. 27



PROPERTY FEATURES

Well presented detached three bedroom property with garage in the sought after village of Swanmore

Entrance hall • Kitchen/dining room • Sitting room • Utility room • Cloakroom

Bedroom one with en-suite shower room • Family bathroom • Garage • Driveway and parking

Garden with patio area • Close to schools • Viewing highly recommended



DESCRIPTION

This beautifully presented three bedroom detached home is situated in the sought after village of Swanmore.

Accommodation briefly comprises a 17ft sitting room, 17ft kitchen/dining room, separate utility and cloakroom. On the first floor there are three good sized bedrooms, master with en-suite and the family bathroom.

To the front of the property there is an area of garden laid to lawn and a driveway leading to the garage.

The attractive part walled rear garden is predominantly laid to lawn with a patio area leading off from the kitchen/dining room, shrub borders and panelled fencing to boundaries.

The village of Swanmore benefits from both a primary and secondary school. The village also benefits from a store, recreation ground, several local pubs, Church and surrounding countryside. Swanmore neighbours the pretty market town of Bishops Waltham which offers a broad range amenities including shops, restaurants, coffee shops, bakers, hairdressers, doctors, dentist and butchers. The major South Coast centres of Winchester, Southampton, Portsmouth and Petersfield are within driving distance. Main line rail services to London are available from Botley, Winchester and Petersfield.

To fully appreciate both the location and the accommodation on offer, an early viewing truly is a must.



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 Road. 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 17 can be found on the left hand side.

Particulars created 12th May 2023

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council Tax band E

All mains services connected, gas fired central heating

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

AGENTS NOTE

Management fees apply

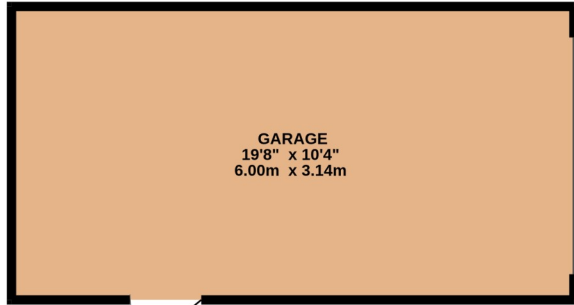




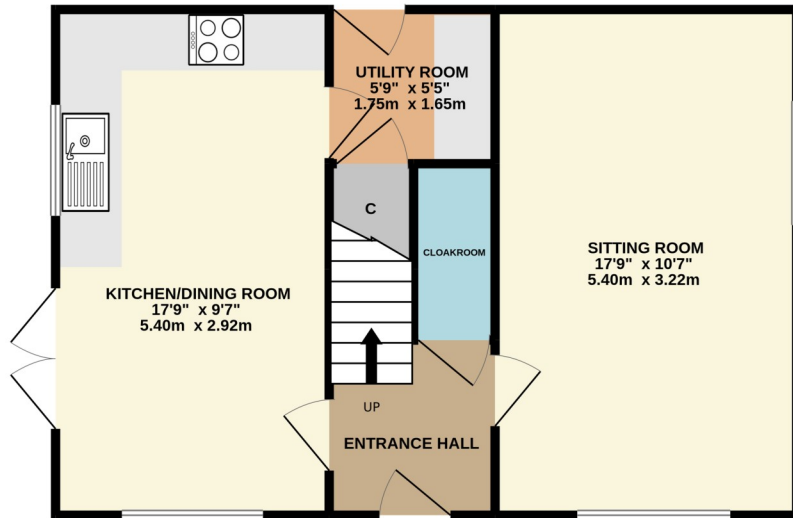
17 Holywell Close
Swanmore
SO32 2FT



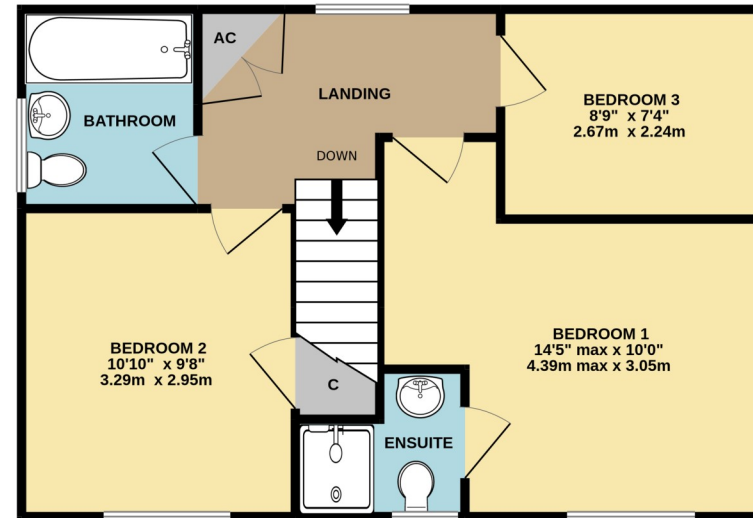
GARAGE



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.

Made with Metropix ©2022