

# 19 MOORLANDS ROAD

Swanmore, SO32 2QL

£475,000

WELLER  
PATRICK

FOR SALE

01489 893555

[www.wellerpatrick.co.uk](http://www.wellerpatrick.co.uk)

WELLER  
PATRICK





## PROPERTY FEATURES

A three bedroom home in a quiet cul de sac in the popular village of Swanmore with views of the surrounding countryside

Entrance hall • Kitchen • Dining room • Utility room • Conservatory • Family bathroom

Three bedrooms • Good size rear garden with countryside views • Driveway parking • Useful workshop/out building

No forward chain • Viewing Recommended





## DESCRIPTION

Situated in the sought after village of Swanmore, is this spacious three bedroom home backing onto fields and offered with no forward chain.

The property offers spacious and flexible accommodation over two floors and includes a good size lounge to the front, large open plan kitchen/dining room on a split level, separate utility room, double bedroom, family bathroom and conservatory completes the ground floor. Upstairs there are two further double bedrooms with a walk-in wardrobe, shower and wash basin to bedroom one.



Outside the property is approached via a gravel driveway providing parking with an area of front garden, with side access (restricted vehicular access) to the rear garden and detached garage. There is a large rear garden predominantly laid to lawn and patio area adjacent to the rear of the house, the rear garden backs onto fields where views of the surrounding countryside can be enjoyed.

The village of Swanmore is extremely popular being semi-rural and just a short drive to the country town of Bishop's Waltham, yet within easy access to the major South Coast centres of Winchester, Southampton and Portsmouth. The M3, M27 and A3M road networks are all easily accessible. The traditional country town of Bishop's Waltham is within a short drive and offers a good range of shops and services from its delightful High Street.

Viewing is highly recommended.



19 Moorlands Road  
Swanmore  
SO32 2QL



LOCAL AUTHORITY AND SERVICES  
Winchester City Council  
Council Tax band D  
Mains services

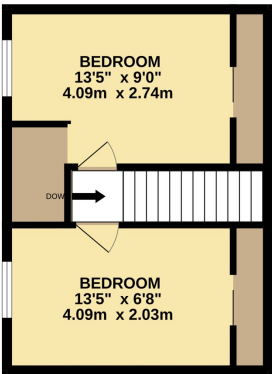
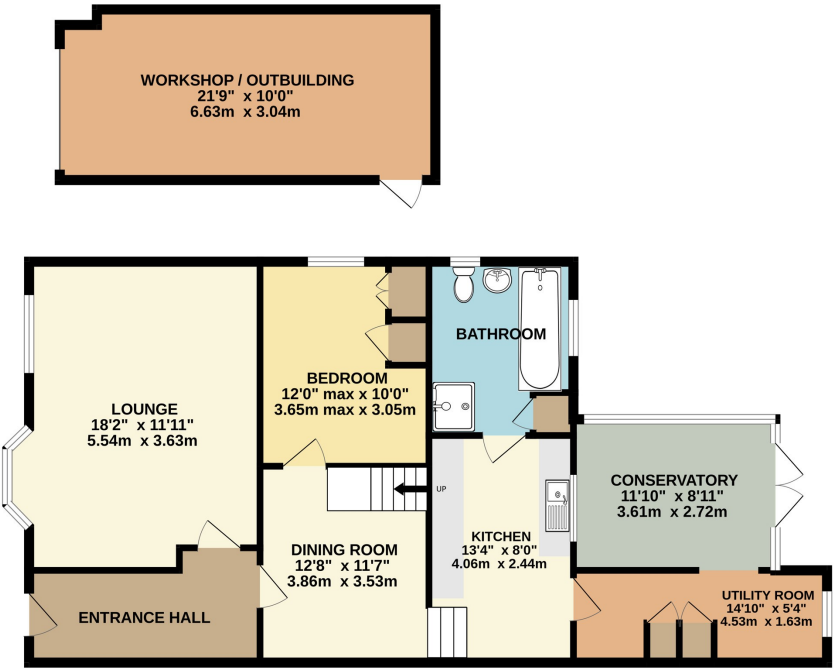
VIEWINGS  
By appointment through Weller Patrick.  
Tel: 01489 893555

DIRECTIONS  
From Bishops Waltham take the Hoe Road to Swanmore. On entering the village Moorlands Road will be seen on the left. The property will be seen on the left towards the end of the road.

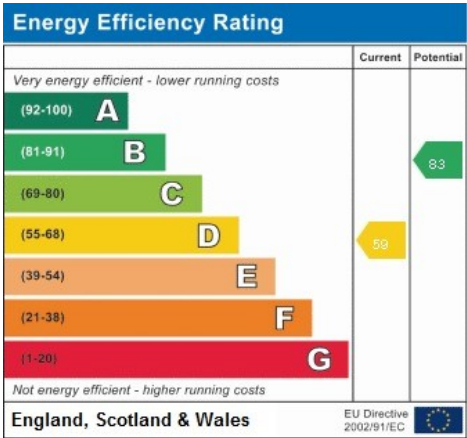
Particulars amended 23 April 2024

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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Address:  
19 Moorlands Road

