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PARK GATE

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Riverview Terrace, Coal Park Lane, Swanwick, Southampton, Hampshire, SO31 7GW







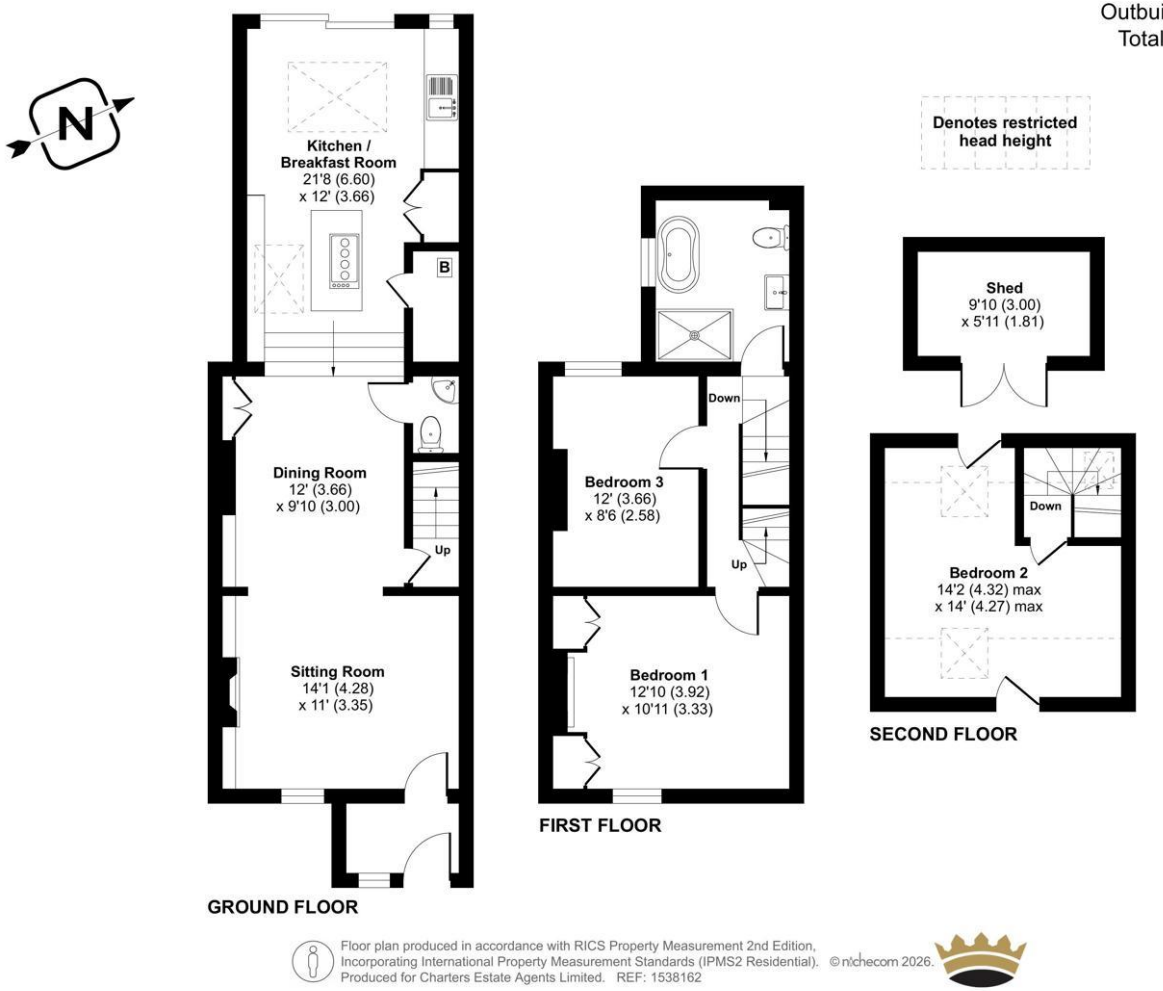




ACCOMMODATION

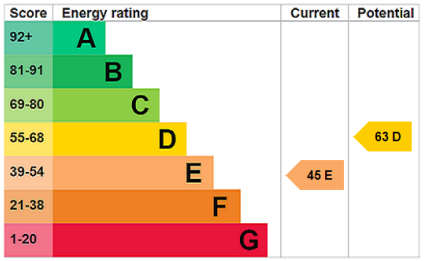
This beautiful terraced cottage blends period character with contemporary style and modern comforts. Highlights include a spacious 18-foot kitchen/breakfast room, an inviting sitting room with an original fireplace and wood-burning stove, three well-proportioned bedrooms, a stylish appointed family bathroom and a landscaped rear garden. An enclosed front porch provides a welcoming entrance, leading into the front sitting room, where a sash window, original fireplace and wood-burning stove create a warm and characterful focal point. Engineered oak flooring with underfloor heating adds a modern touch, while the accommodation flows seamlessly throughout. The impressive kitchen/breakfast room is bright and spacious, featuring contemporary cabinetry, a large central island and integrated appliances. With direct access to the rear garden terrace, it provides an ideal space for both everyday living and entertaining. A utility cupboard houses the combi boiler and a separate w/c complete the ground floor accommodation. On the first floor, the principal bedroom retains its period charm with an original feature fireplace and sash window, while a guest bedroom enjoys a pleasant outlook over the garden currently utilised as a study and guest room, this space offers flexibility to suit a variety of needs. The stylish family bathroom has been finished to a high standard, incorporating a freestanding bath, rainfall shower and contemporary vanity unit. The second floor offers a versatile third bedroom, with dual-aspect skylights and an exposed brick chimney adding further character. Externally, on-street parking is available to the front. To the rear, the private and enclosed garden has been thoughtfully landscaped, featuring gated access, an artificial lawn, raised borders and a paved patio seating area, perfect for al fresco dining. Outside power and a garden shed complete this attractive outdoor space.

Approximate Area = 1093 sq ft / 101.5 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Outbuilding = 58 sq ft / 5.3 sq m
Total = 1222 sq ft / 113.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1538162





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SITUATION

Swanwick is a popular village in Hampshire, ideally positioned between Southampton and Fareham, offering a blend of village charm and convenient access to a wide range of amenities. The area benefits from local shops, traditional pubs, schooling and nearby leisure facilities, while the surrounding countryside and waterfront locations provide excellent opportunities for walking and outdoor pursuits. Swanwick also enjoys convenient transport links, with Swanwick railway station providing services towards Southampton and Portsmouth, and the nearby M27 offering access to the wider motorway network. The neighbouring areas of Park Gate, Locks Heath and Whiteley provide further shopping, dining and recreational options, making Swanwick an appealing location for families, commuters and those seeking a well-connected village setting.



SPECIFICATION

- Beautiful three-bedroom terraced cottage
- Stylish extended kitchen and breakfast room
- Charming and characterful throughout
- High quality finished four-piece family bathroom
- Gas central heating
- Downstairs W/C
- Built in storage to the principal bedroom
- Desirable loc



LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band C

ASKING PRICE £450,000

TENURE

Freehold

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance

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