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Swanwick Lane, Swanwick, Southampton, Hampshire, SO31 7HA











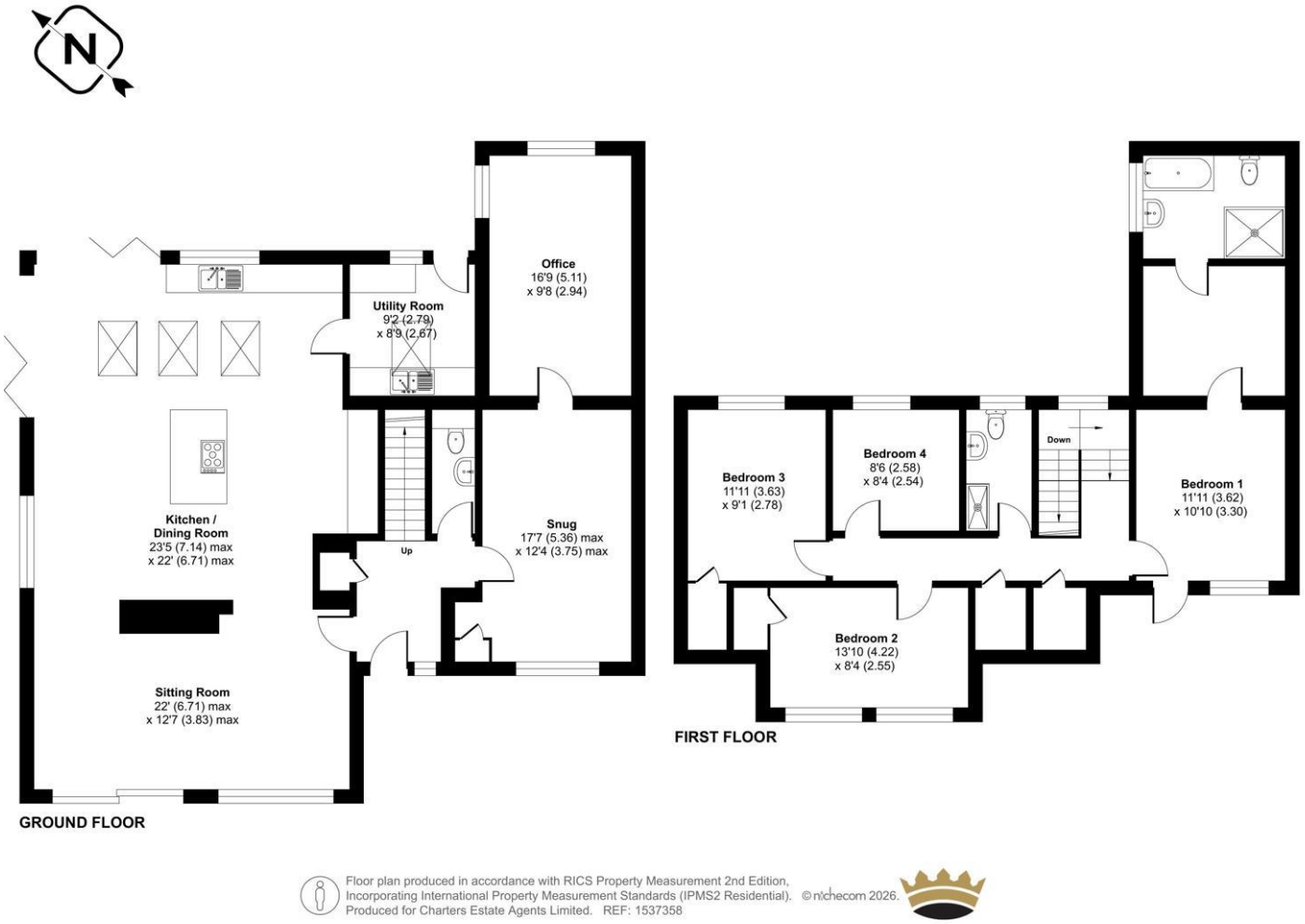
ACCOMMODATION

Positioned on a wonderful sized plot in central Swanwick, offering an exceptional blend of versatility and modern family living, this impressive family home boasts a thoughtfully designed layout, with generous accommodation and a superb selection of reception spaces. Upon entering, the ground floor immediately showcases the scale and versatility of the property. The principal sitting room is particularly impressive, providing a wonderful space to unwind and entertain, with ample room for larger furnishings. Undoubtedly the heart of the home is the outstanding kitchen/dining room, creating a fantastic sociable environment for everyday family life and entertaining alike. Featuring a central island, the kitchen provides an excellent combination of preparation space and practicality, whilst the adjoining dining area offers the perfect setting for family gatherings and more formal occasions. Further enhancing the ground floor is a separate utility room, providing valuable additional storage and laundry facilities, alongside a dedicated office, ideal for those working from home. A separate snug offers a more intimate and relaxed reception space, perfect as a family room, children's retreat or additional entertaining area. A conveniently positioned cloakroom completes the ground floor. The first floor continues to impress, offering four well-proportioned bedrooms, providing excellent flexibility for growing families and visiting guests. The principal bedroom benefits from its own en-suite facilities including a walk-in shower and separate bathtub. Whilst the remaining bedrooms are served by a well-appointed family bathroom. To the front, the property enjoys an impressive provision of off-road parking, comfortably accommodating multiple vehicles, complemented by an attractive, elevated private garden. Beautifully presented, the grounds feature a manicured lawn, an array of mature shrubs and established trees, creating an appealing sense of privacy and greenery. The rear garden is equally impressive, offering a generous and versatile outdoor space, perfectly suited to both relaxed afternoons and entertaining family and friends throughout the warmer months. There is also exciting scope to further enhance the grounds, with ample space and excellent potential to introduce a bespoke garden room, creating an additional lifestyle space for home working, leisure or entertaining, subject to the necessary permissions.

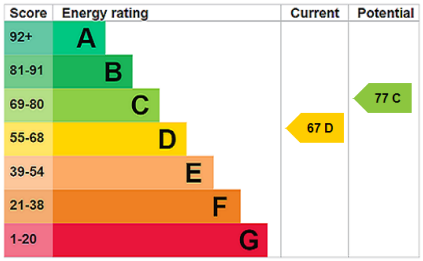
Approximate Area = 2290 sq ft / 212.7 sq m

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: 1537358



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SITUATION

Swanwick is a highly regarded village situated on the edge of the beautiful Hamble Valley, offering an attractive blend of village charm and convenient access to nearby towns and amenities. The area is particularly popular for its proximity to the picturesque River Hamble, with its marinas, sailing facilities and waterside walks providing an appealing lifestyle for outdoor enthusiasts. A range of local shops, pubs and everyday amenities can be found nearby, whilst the neighbouring villages of Warsash and Bursledon offer further facilities. For commuters, Swanwick benefits from excellent road links via the M27, providing convenient access to Southampton, Portsmouth and the wider motorway network. Swanwick railway station also offers services towards Southampton and Portsmouth, making this a desirable location for both families and professionals.



SPECIFICATION

- Four bedroom detached family home
- Positioned within Central Swanwick in close walking Distance to the train station and additional commute links
- Wonderful sized plot with ample off road parking
- Excellent open plan kitchen and living area
- Convenient utility room
- En-suite bathroom to principal bedroom and separate family bathroom



LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band F

ASKING PRICE £695,000

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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