

SWANWICK SHORE ROAD,
SWANWICK SO31 7EF



SAILORS' PARADISE! RARE OPPORTUNITY TO ACQUIRE THIS SUPERB WATERSIDE DETACHED DWELLING, SITUATED IN ARGUABLY ONE OF THE MOST SOUGHT-AFTER LOCATIONS ON THE SOUTH COAST WITH PANORAMIC VIEWS OF THE RIVER HAMBLE, A MERE STONE'S THROW FROM FABULOUS MARINAS, BEAUTIFUL WALKS AND PUBLIC SLIPWAY.

Offers Over £1,700,000 Freehold

This rare waterside detached dwelling was originally built in 1884 and has since been significantly extended and tastefully modernised by the current owners. It offers panoramic views of the River Hamble from numerous rooms and is within close proximity of two popular marinas. The public hard is only a short stroll away, which is ideal particularly for those with an interest in water based activities.

The front garden with its river view is ideal for Alfresco dining. The delightful enclosed rear garden has a store, log cabin and separate area for growing home produce.

LOCAL AREA

This wonderful home is located within a beautiful conservation area on the River Hamble in Hampshire, renowned for its outstanding natural beauty. The house is perfectly situated for the discerning purchaser that has a particular interest in yachts and motorboats alike.

Swanwick marina is within walking distance that offers a range of marine services. Local yacht clubs include the Royal Southern Yacht Club in Hamble and Warsash sailing club.

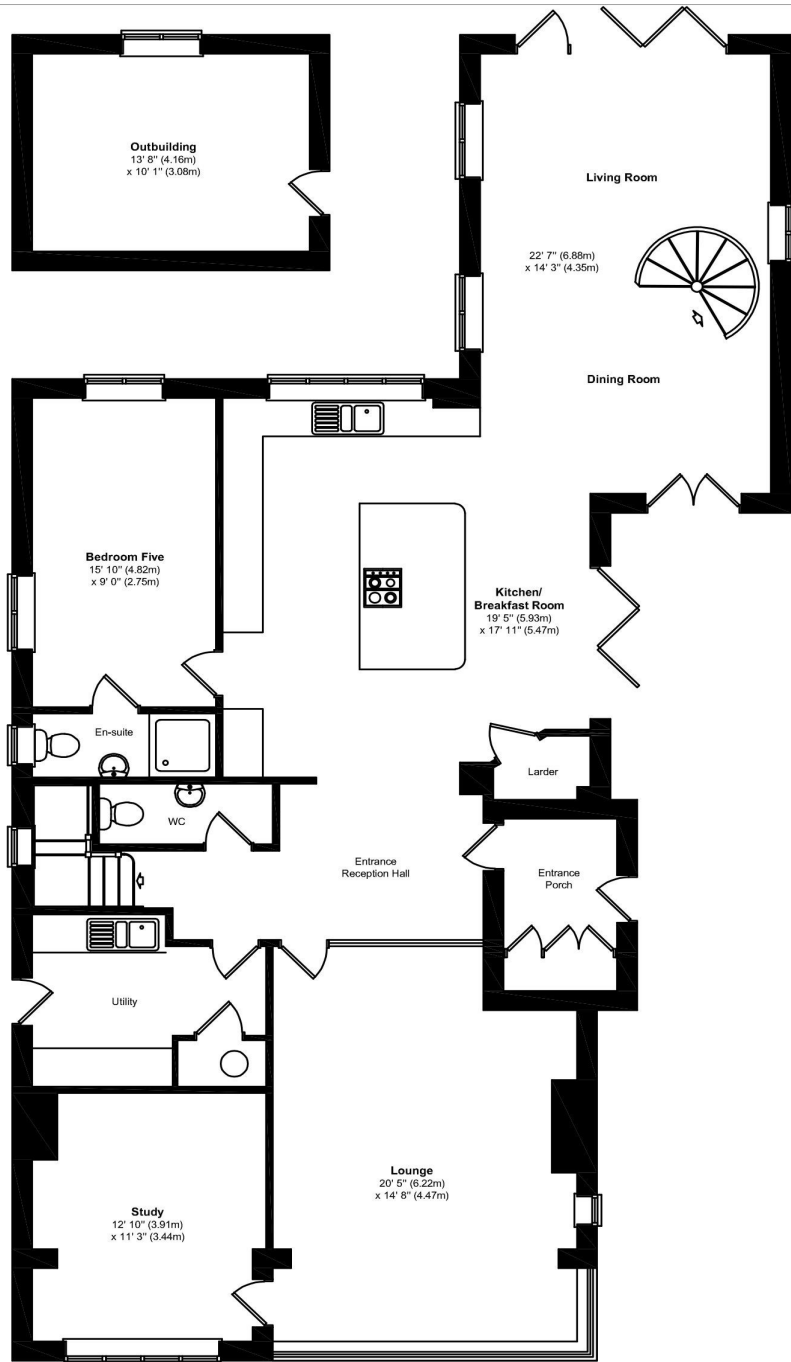
Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

At the nearby Swanwick Marina, you'll find a number of eating and drinking establishments to try, but if you'd like to stretch your legs a little more you can take a stroll out to the nearby riverside public footpath, which leads to the coastal pathway offering miles of scenic river and coastal walks.

Nearby facilities & transport links If you like to food shop there are nearby supermarkets in Bursledon and Locks Heath. Just over two miles away is Whiteley shopping centre with an eclectic mix of restaurants and high street shops. Further afield, Southampton centre offers a wealth of shops, as well as restaurants, cinemas, and nightlife. There are A/M27 links to neighbouring cities, which include Portsmouth, Southampton, Winchester, and Chichester. Bursledon train station is within walking distance, which has direct links to Southampton and Portsmouth. Local schools include Sarisbury Green Infants & Primary, Bursledon Primary and Westfield Park independent, coeducational, day and boarding school for boys and girls aged 3 years to 13 years.

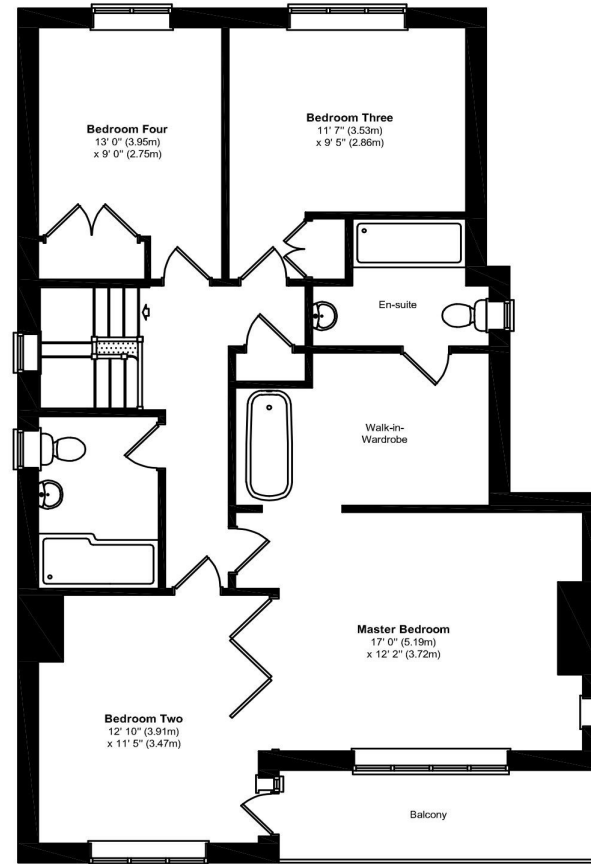
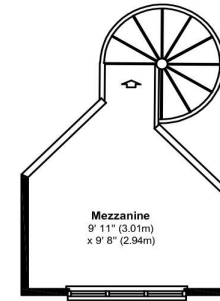


The River Hamble



**Approx. Gross Internal Floor Area
2617 SQ FT 243 SQ Metres
(Excluding Outbuilding)**

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such. The services, systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.



GROUND FLOOR

ENTRANCE PORCH The porch is approached by an attractive storm canopy. There is a tiled floor, built-in cupboard for coat and shoe storage and door leading to the:

ENTRANCE HALL Open plan to the kitchen/breakfast room with feature oak beam to the ceiling. Partition wall with oak framed glazed section that has views towards the River Hamble. Stairs to the first floor. Ceramic tiled floor with underfloor heating.

CLOAKROOM Low level WC, wash hand basin, ceramic tiled floor and underfloor heating.

UTILITY ROOM Side elevation UPVC door, extractor, ceramic tiled floor with underfloor heating, range of matching base cupboards and drawers. Worktops to either side of the room with inset stainless steel sink, wall mounted gas fired boiler, cupboard housing the pressurised hot water tank. Recessed spot lights.

BEDROOM FIVE Side and rear elevation UPVC double glazed windows, luxury vinyl click flooring throughout, underfloor heating. Door to:

EN-SUITE Side elevation obscure glazed window, low level WC, wash basin with toiletry cabinet below. Fully tiled shower cubicle with folding screen, handheld and overhead rain shower. Ceramic tiled floor with underfloor heating. Extractor.



GROUND FLOOR

OPEN PLAN KITCHEN / BREAKFAST ROOM

This splendid room has bi- folding oak framed doors leading to the front garden, central island unit with a range of pan drawers, integrated four ring electric hob with downdraft extractor, quartz worktop, three hanging over worktop kitchen lights. There are oak work surfaces to two sides of the room with inset quartz sink with drainer, mixer tap and extendable hose. Rear elevation UPVC window with views towards the rear garden and a range of base cupboards and drawers. Wine cooler, two electric fan assisted ovens with self clean option. Recessed spot lights. This room is ideal for entertaining and is open plan to the dining / living room area. There is a ceramic tiled floor with underfloor heating throughout. Larder, ample power points, space and housing for fridge freezer with shelving above.





OPEN PLAN DINING ROOM/ LIVING AREA Impressive room with vaulted ceiling. Rear elevation bi-folding oak framed double glazed door leading to the main rear garden and oak framed double glazed French doors leading to the front garden, ideal for Alfresco dining. Ceramic tiled floor with underfloor heating throughout. Feature mezzanine level enclosed by glass panelling and accessed via a spiral staircase. Side elevation feature oak framed port hole window. Wall mounted lights and two side elevation UPVC windows. Feature high level display area in oak.





LOUNGE This incredible room has wonderful views directly towards the River Hamble through a bespoke oak framed fixed picture window. There are two anthracite grey radiators and a log burning stove, with brick surround and oak mantle. Engineered oak flooring throughout and door leading to the study. There is a side elevation double glazed window overlooking the front garden. Door leading to the:

STUDY The spacious study has a front elevation UPVC window with views towards the River Hamble. Two anthracite grey radiators, two ceiling pendant lights, ample power points and carpeted throughout.



FIRST FLOOR

LANDING The first floor landing has a turning staircase with glass balustrade and oak handrail. There is a side elevation UPVC double glazed window, linen cupboard with shelving and hatch with ladder to the loft.

MASTER BEDROOM This lovely room has superb views of the River Hamble from the front and side elevation windows, there is an opening leading to the **dress-ing room** which has a raised freestanding bath, feature anthracite grey radiator and door to the:

EN-SUITE The en-suite has a side elevation UPVC glazed window, double shower cubicle with glazed screen, hand held shower and overhead rainfall shower. Oak vanity unit with quartz worktop, wash hand basin and toiletry cabinet beneath. Wall mounted mirrored toiletry cabinet.

BEDROOM TWO Front elevation window with views of the River Hamble. Access to the outside balcony enclosed with a glass balustrade. Feature anthracite grey radiator.

BEDROOM THREE & FOUR have rear elevation double glazed windows with views towards the gardens, built in wardrobe to each room with integral shelving, ample power points and feature anthracite grey radiators.

BATHROOM P shaped bath with hand held & rain shower above. Heated towel rail, wall mounted mirrored toiletry cabinet, low level WC, vanity unit with wash hand basin and side elevation obscured glazed window.









Growing Garden



Main Rear Garden

OUTSIDE:

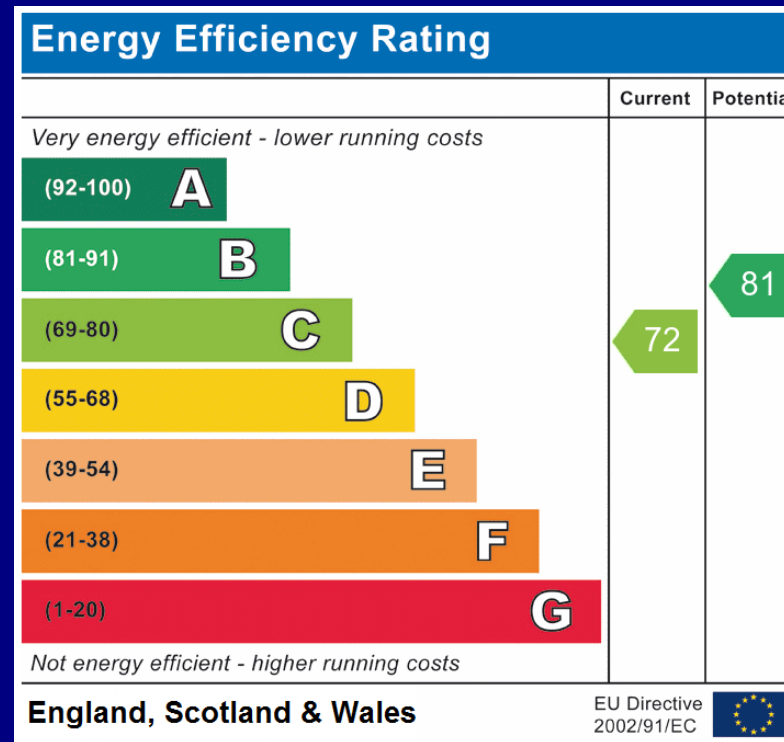
The beautiful front garden has a paved patio area with outside lighting and views towards the River Hamble. Established flower beds, Yew hedge and a Cherry Blossom tree border the garden.

The rear garden is mainly laid to lawn with a paved patio that has a canopy over and outside lighting. It is bounded by brick walls and timber fencing with established flower beds, shrubbery and trees. Two gates lead to a further garden area which is mainly laid to lawn with apple trees bounded by timber fencing and brick walls.

To the side of the beautifully timber clad part of the dwelling there is off road parking for several vehicles on the private driveway . There is outside security lighting and double gates provide access to the boat storage area.

NB. This wonderful home has a modern gas fired central heating system with part underfloor heating to the ground floor, double glazing throughout, ample power points and mains smoke detectors.

Disclosure under Section 21 of the Estate Agency Act 1979: Manns & Manns herewith disclose that this property is partly owned by a director of Manns & Manns.



COUNCIL TAX BAND: G (i) - Fareham Borough Council
Viewings strictly by appointment with Manns and Manns only.
To arrange a viewing please contact us on 02380 404055.

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.