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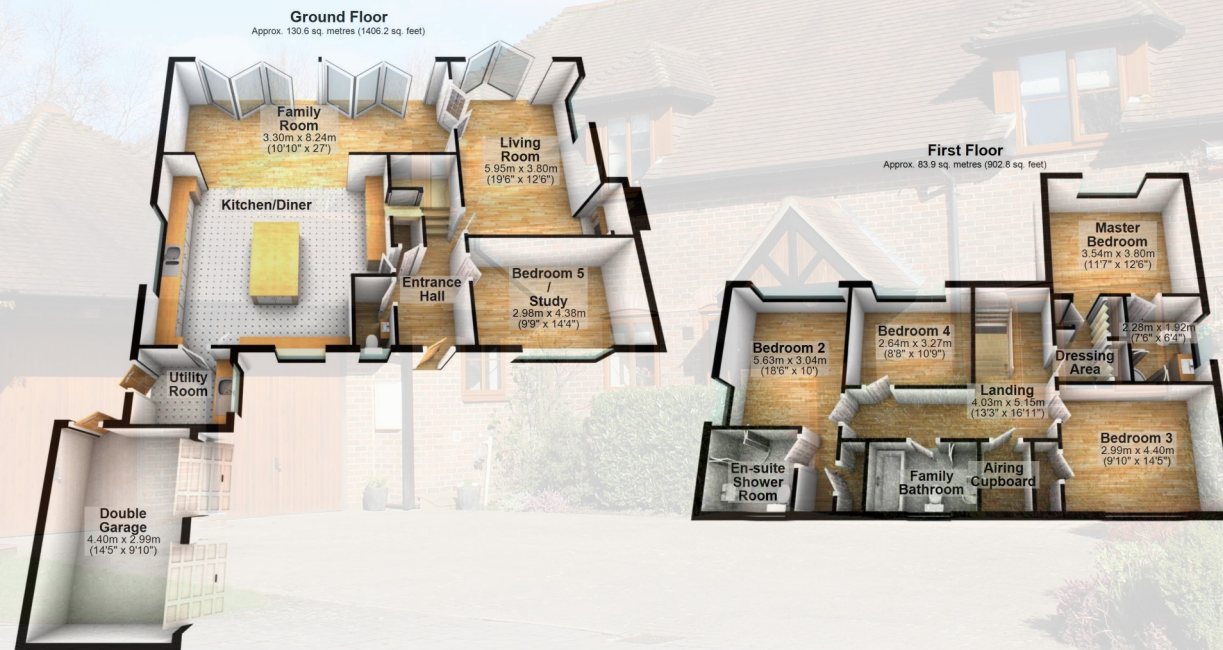


A superb five bedroom dwelling set in private grounds and situated in a peaceful location of Swanwick. This executive home is beautifully presented throughout with well maintain outside space. A an early viewing is highly recommended to appreciate this charming and elegant home

Guide Price £800,000 - £825,000 Freehold

A stunning and impressive home, built in 1995, is built of brick elevation under a tiled roof with gas fired central heating and UPVC double glazing throughout. This five bedroom detached house has a modern and contemporary design, offering spacious accommodation for all the family. The ground floor provides living room, study/bedroom five, utility room and large kitchen/family room with luxury fitted kitchen and bi folding doors opening to the garden. To the first floor, the master bedroom has dressing area and ensuite, bedroom two benefits also with an ensuite, two further double bedrooms and family bathroom. Externally there is an enclosed rear garden, double garage and driveway providing off road parking for multiple vehicles.

The local amenities include: Swanwick Marina, local eating and drinking establishments, Swanwick Lakes which is approximately 80 acres, managed by Hampshire and Isle of Wight wildlife Trust. The Historic Victorian steam powered brickworks, which is now one of the last remaining. Locks Heath Infant and Junior Schools, Bursledon Infant and Junior Schools, Hamble Community Sports College, Brookfield Community School, access to the M/A27, train stations which include Swanwick and Bursledon. Nearby shops can be located at Lowford Village, Tesco's superstore, Bursledon and Park Gate. The local area is renowned for its outstanding natural beauty and there are some historic and picturesque walks along the River Hamble, which lead to further Marinas and waterside restaurants.



Total area: approx. 214.5 sq. metres (2309.0 sq. feet)

Please note that this floorplan is to be used as a guide only and that the measurements taken are not guaranteed to be accurate. To satisfy yourself with the size of the rooms we suggest arranging a viewing at the property with a Manns and Manns representative. Please also note that the floor plans take internal walls into consideration. This means some floor areas although very similar in size may differ due to this. Plan produced using PlanUp.



GROUND FLOOR

FRONT OF THE PROPERTY Block paved driveway providing parking for multiple vehicles and leading to the double glazed half panel door with obscured glass inserts, opening to;

HALL Smooth plastered and coved ceiling, turning stair case to first floor landing and under stairs storage cupboard. Radiator, telephone point, laminate floor covering and doors to principle rooms.

CLOAKROOM Smooth plastered ceiling with recess spot lighting, extractor fan and double glazed UPVC obscured window to the front elevation. WC, wash hand basin with vanity cupboard beneath, mirror fronted bathroom cabinet, chrome heated towel radiator and continuation of the laminate floor covering.

LIVING ROOM 5.95M X 3.80M Smooth plastered and coved ceiling, bi folding aluminium doors opening to the garden and double glazed UPVC window to the side elevation. Oak French doors opening to the kitchen/diner, expose brick inglenook fireplace, two radiators, ample power points and TV point.

STUDY/ BEDROOM FIVE 4.38M X 2.98M Smooth plastered and coved ceiling, double glazed UPVC window to the front elevation, laminate floor covering, ample power points and radiator.

KITCHEN/FAMILY ROOM 6.44M X REDUCING TO 5.34M X 5.60M A beautiful and contemporary room, ideal for entertaining and family living. Smooth plastered ceiling with recess spot lighting and double glazed UPVC window to the front and side elevations. The kitchen comprises of shaker style wall and floor mounted units, granite work surface with matching upstands, stainless steel 1 ½ bowl sink and engraved drainer, integrated dishwasher, display cabinets and space for American Fridge Freezer. There is an central island with integrated oven with five ring gas hob, wine fridge, cupboards and drawers space and a seating area. Two designer vertical radiators and built in display unit with space for a TV. **DINING AREA (8.23M X 3.09M)** Smooth plastered ceiling with two featured wooden beams, two vertical designer radiators, continuation of the wooden floor and bi folding doors to the decking area.

UTILITY 1.85M X 2.20M Smooth plastered and coved ceiling with recess spot lighting and double glazed UPVC window to the side elevation and half panelled double glazed door to the garden. Matching unit and work top, stainless steel sink with chrome mixer tap and engraved drainer. Box housing the electrical consumer unit, wall mounted combination boiler, space and plumbing for washing machine, space for tumble dryer and the continuation of the laminate floor covering.







FIRST FLOOR

LANDING Smooth plastered ceiling with recess spot lighting, two Velux windows to the rear elevation and doors all principal rooms. Designer radiator, power point, walk in airing cupboard with unvented hot water storage unit and shelving for linen.

MASTER BEDROOM 3.55M X 3.81M Smooth plastered sloping ceiling, double glazed UPVC window to the rear elevation, radiator, ample power points, tv point and door to ;

ENSUITE Smooth plastered ceiling with recess spot lights and double glazed obscured window to the side elevation. Corner shower cubicle, wash hand basin with a drawer unit beneath and WC. Chrome vertical towel radiator, shaver point, bathroom fitted mirror, tiling to principle areas and tiled floor.

DRESSING AREA Smooth plastered ceiling with recess spot lighting, fitted wardrobes with hanging space and shelving.

BEDROOM TWO 5.63M X REDUCING TO 3.64M X 3.06M REDUCING TO 0.86M Smooth plastered ceiling with recess spot lighting, double glazed UPVC window to the side and rear elevation, double radiator, ample power points, fitted cupboard and door to;

ENSUITE Smooth plastered ceiling with recess lighting, extractor fan and double glazed obscured window to the front elevation. Corner shower cubicle, wash hand basin with cupboard space beneath, WC, vertical chrome towel radiator, fitted mirror, tiled to principle areas with a decorative border and tiled floor.

BEDROOM THREE 4.40M X 2.98M Smooth plastered ceiling with ceiling light, double glazed window to the front elevation, ample power points, double radiator, fitted cupboard with hanging rail and shelving.

BEDROOM FOUR 3.27M X 2.64M Smooth plastered ceiling, double glazed UPVC window to the rear elevation, radiator and ample power points.

FAMILY BATHROOM Smooth plastered ceiling with recess spot lighting and double glazed obscured window to the front elevation. Panel enclosed bath with water fall tap, wash hand basin with cupboard space beneath, WC, and corner shower cubicle. Tiled to principle areas and tiled floor.









OUTSIDE

REAR GARDEN The garden wraps itself around property and is enclosed by timber fencing and brick wall. It is mainly laid to lawn with mature trees, an array of shrubbery and decking areas with built in lighting. There is a path to side of the property leading to the side access gate and a pedestrian door to the garage.

DOUBLE GARAGE 6.21M X 5.40M Brick constructed garage with pitch tiled roof, up and over doors. Window to the side elevation, lighting and power points.

Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

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Viewings strictly by appointment with Manns and Manns
only. To arrange a viewing please contact us on 02380
404055.
N.B There are four houses within this private
development, where the is a residential limited company set
up and each resident pays £52.75 p.a towards a sinking
fund.

