



29 Orchardlea
Swanmore
Hampshire
SO32 2QZ



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

29 ORCHARDLEA

PRICE GUIDE: £495,000

The Property

A four bedroom property in the popular and sought after village of Swanmore. The property is located within a short walk from both the village Primary School and Swanmore College. The property is being offered with no forward chain and early viewing is essential.

- * **FOUR BEDROOM DETACHED** *
- * **KITCHEN** * **DINING ROOM** *
- * **LIVING ROOM** * **CONSERVATORY** *
- * **DOUBLE GARAGE** * **OFF ROAD PARKING** *
- * **NO FORWARD CHAIN** *

The Location

Swanmore is a semi-rural village at the southern end of the Meon Valley surrounded by beautiful countryside. It offers some local amenities and has the benefits of good primary and senior schools. The historic villages of Wickham and Bishops Waltham are close by and offer all local amenities. The larger centres of Fareham and Hedge End are nearby and have easy access to the M27 motorway network.

Directions

Leave Wickham Square by the Church and turn left onto the A32 towards Alton, after approximately 2 miles turn left onto Bishopswood Road, then take the first right into Mislingford Road after approximately 1 mile take the 2nd entrance into Orchardlea, the property is on the left hand side.

ACCOMMODATION

Front door opening to:

ENTRANCE HALL Double glazed window to front, stair lift to first floor, radiator, doors opening to:

KITCHEN Double glazed windows to rear, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, plumbing for washing machine/dishwasher, double glazed door to side.

CLOAKROOM Double glazed window to side, low level w.c., wash hand basin.

CUPBOARD housing Glowworm Energy7 gas boiler servicing central heating* and hot water system*

DINING ROOM Double glazed window to rear, serving hatch from kitchen, radiator, open to:

LIVING ROOM Fireplace, double glazed bow windows to front, radiator, door to hallway, double doors opening to:

CONSERVATORY Double glazed windows & door to rear garden.

FIRST FLOOR

Landing with double glazed window to front, loft hatch, doors opening to:

BEDROOM ONE Double glazed window to front, fitted mirror fronted wardrobe, radiator.

BEDROOM TWO Double glazed window to rear, fitted mirror fronted wardrobe, radiator.

BEDROOM THREE Double glazed window to rear, wardrobe, radiator.

BEDROOM FOUR Double glazed window to front, radiator.

SHOWER ROOM Double glazed window to rear, shower, pedestal wash hand basin, low level w.c., partially tiled walls.

AIRING CUPBOARD Towel radiator.

OUTSIDE

Block paved driveway leading to **DOUBLE GARAGE** window to rear, door to side.

The **FRONT GARDEN** is mostly laid to lawn with mature hedges on either side, a half height wall divides the lawn and a block paved pathway leads to the front door. Access on both sides of the property to the **REAR GARDEN** which has a patio area from the conservatory and is laid to lawn, fenced to both sides with mature hedge to rear.

TENURE: Freehold.

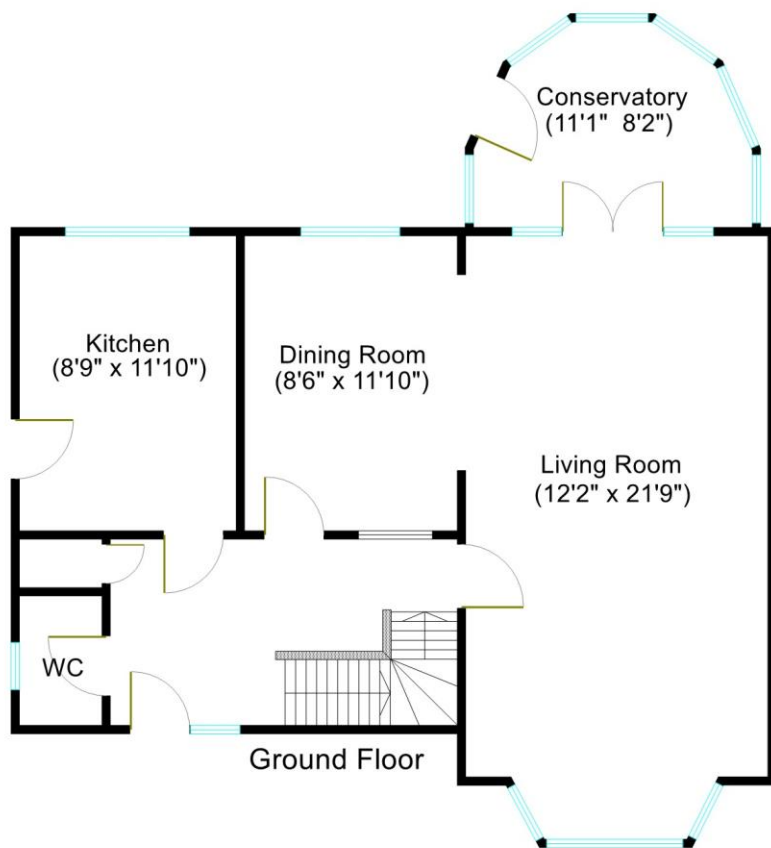
SERVICES: All mains services.

LOCAL AUTHORITY: Winchester.

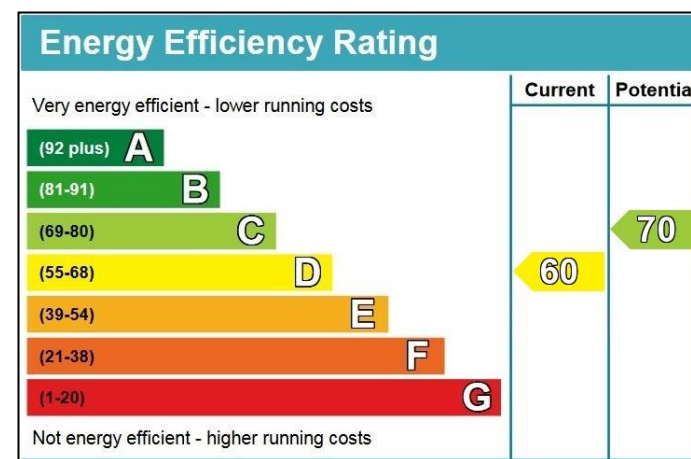
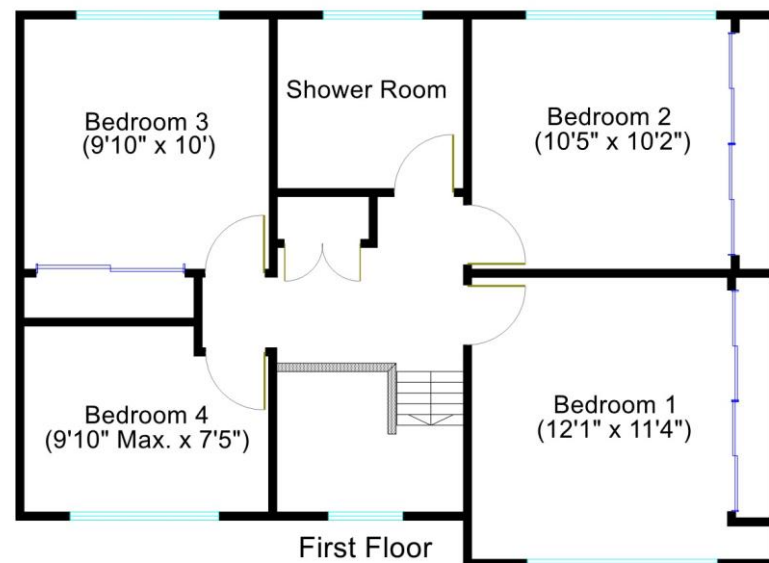
COUNCIL TAX BAND: E

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



Total approx. internal floor area = 1,311 sqft/ 121.8 sqm
 Floor Plan for identification and guidance purposes only



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

