



£675,000
63 Swanwick Lane
SO31 7DX

PROPERTY SUMMARY

A deceptively spacious house (with accommodation exceeding 2000sqft) positioned in a popular non-estate location in Swanwick. The southerly facing rear garden enjoys an excellent degree of privacy & views over privately owned paddocks. Riverside eateries, picturesque walks & transport links are all easily accessible from Swanwick Lane. The property is extremely well-presented throughout in our opinion, and benefits from a kitchen/breakfast room and an orangery - which overlooks the landscaped rear garden. Other benefits include three double bedrooms, two en-suites, a study, a separate dining room/bedroom, a utility room, a WC and an integral garage. Please call Jeffries and Dibbens to arrange your internal viewing.





HALL

STUDY 11' 9" x 9' 5" (3.58m x 2.87m)

BEDROOM/DINING ROOM 11' 7" x 10' 7" (3.53m x 3.23m)

WC

LOUNGE 20' 8" x 12' 3" (6.3m x 3.73m)

KITCHEN/BREAKFAST ROOM 20' 7" x 11' 5" (6.27m x 3.48m)

UTILITY ROOM

ORANGERY 12' 4" x 11' 1" (3.76m x 3.38m)

LANDING

MASTER BEDROOM 14' 2" x 12' 2" (4.32m x 3.71m)

ENSUITE

BEDROOM 13' 4" x 9' 8" (4.06m x 2.95m)

ENSUITE

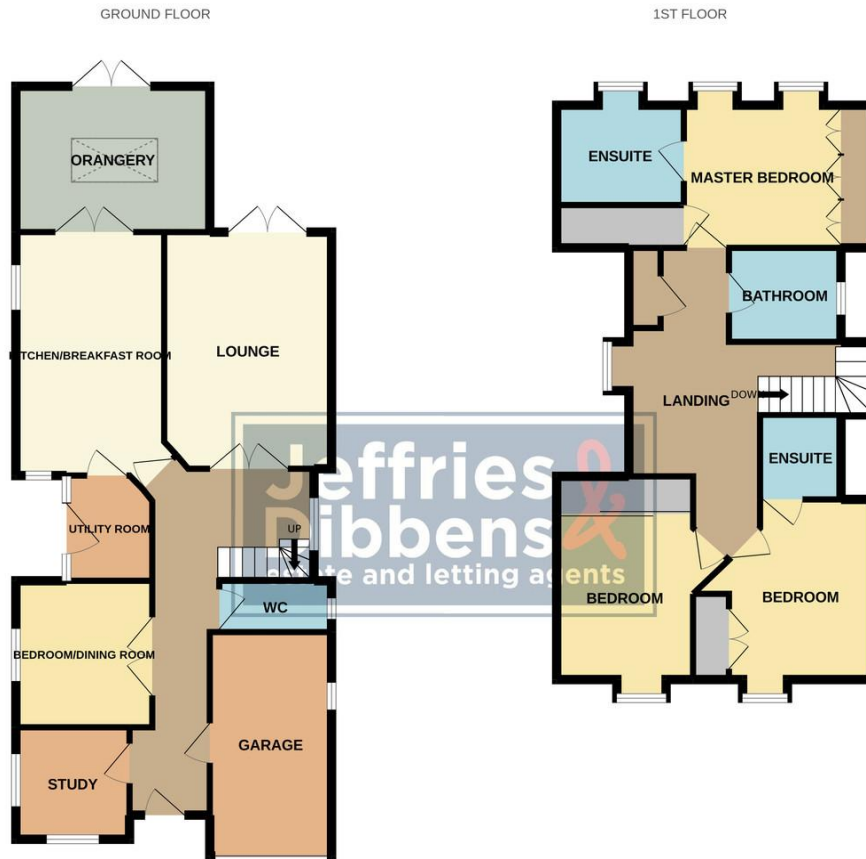
BEDROOM 12' 5" x 8' 8" (3.78m x 2.64m)

BATHROOM

GARDEN

GARAGE

AGENTS NOTE Council Tax Band 'F' - Fareham Borough Council.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82-100) A		
(69-81) B	81	86
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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