



**Swale Drive
Chandlers Ford, Hampshire, SO53 4QY**



**A Superbly Located Family Home
With Four Reception Rooms**

**Guide £495,000
The Country & Equestrian Property Specialists**

SITUATION

Chandlers Ford Station 2.7 miles, Southampton 6.5 miles, M27 junction 5 - 8 miles, Winchester 9 miles,

Swale Drive is located within a popular residential development within Chandlers Ford. Well located for access to the station and excellent schooling. The property benefits from a quiet position at the head of a cul-de-sac within a moment's walk of the nature reserve. For schooling, the highly sought after Thornden School is within catchment, and Knightwood Primary School is just a 5 minute walk.

DESCRIPTION

Situated on a corner plot, the property enjoys a very private aspect to the rear and plenty of off road parking, with carport and garage and side access to the rear.

The house itself is set back behind a front garden of lawn and flower borders, with path to the front door.

The front door opens to the hallway which is bright and provides access to downstairs rooms with the study to the front and a well-proportioned sitting room with fireplace and aspect to the front. Double doors open from the sitting room to the dining room which in turn has a door to the hallway and sliding patio doors to the conservatory. The kitchen is well fitted with window to the conservatory and plenty of storage and worktop space and the benefit of integral appliances. The conservatory is very useful as either a playroom/day room and stretches along the rear of the property. There is also a cloakroom and storage cupboard to the ground floor.

To the first floor the landing provides access to all rooms with four bedrooms in total, three double bedrooms and one single bedroom. There is an en-suite to the master bedroom and a family bathroom.

Agent's Note - The boiler has been serviced annually and the house is fully double glazed.

AUTHORITY : Hampshire County Council ; 0300 555 1375.

COUNCIL TAX

AGENTS NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

SERVICES : Mains water, drainage & electric supplied. Private drainage to sewage treatment plant

DIRECTIONS

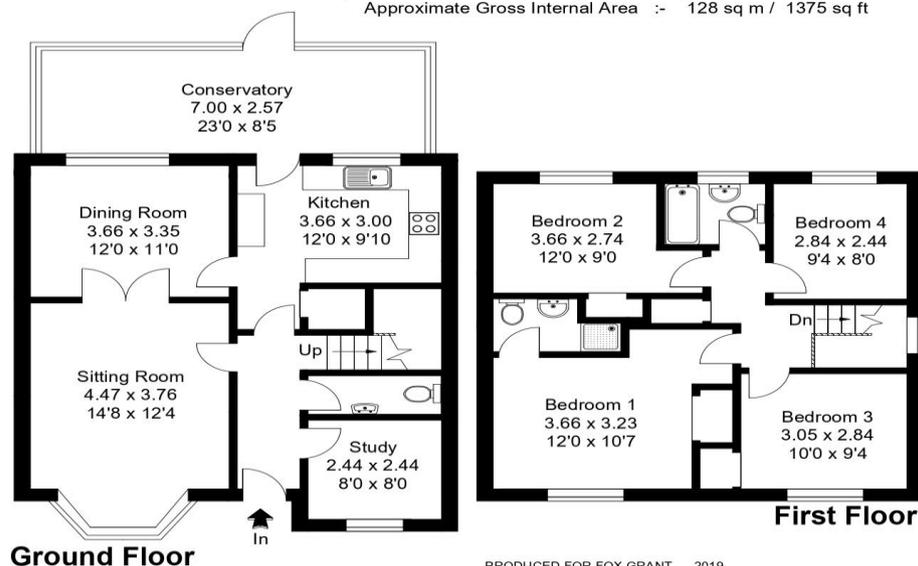
From the M27 take Junction 5 left onto Stoneham Lane to Chestnut Avenue in Eastleigh. Follow Chestnut Avenue into Templars Way and Knightwood Road, then turning right into Katrine Crecent. Swale Drive is the first road on the left.

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact Charlotte Roberts-Barr for further details or email charlotte@foxgrant.com

10 Swale Drive, Chandlers Ford, Eastleigh, Hampshire SO53 4QY

Approximate Gross Internal Area :- 128 sq m / 1375 sq ft



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Not drawn to scale, unless stated.