



ABSHOT
ESTATES



A striking
detached family
residence, a short
walk from the
Hamble River



1 Quay Haven
Swanwick
Southampton
SO31 7DE

GUIDE PRICE **£620,000**



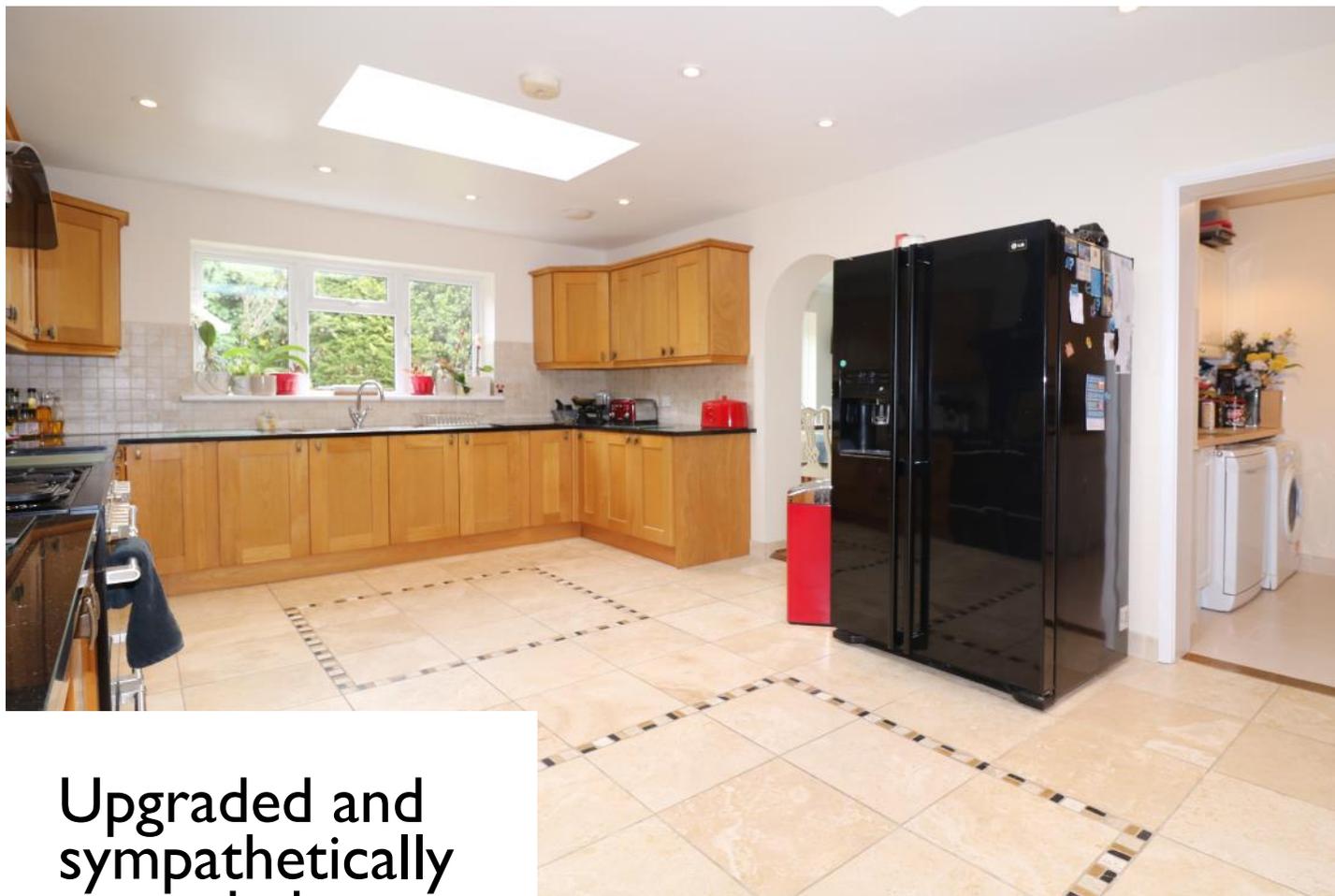
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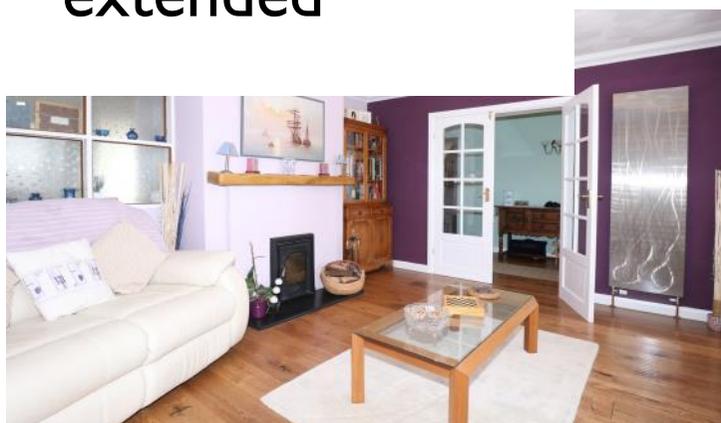


1 Quay Haven Swanwick Southampton SO31 7DE

Occupying an enviable corner plot position in a quiet cul-de-sac, a short walk from the Hamble River, 1 Quay Haven is a striking family residence that has been extensively updated and sympathetically extended to create a spacious and most versatile home of just over 2500 sq.ft. The property benefits from bright and airy rooms that comprise, a large living room with a feature wood-burning stove, separate family room, television room and a study. The kitchen/breakfast room has been superbly refitted with solid oak units, granite work tops and a tiled floor.



**Upgraded and
sympathetically
extended**



GROUND FLOOR

The property is accessed through a door that leads to the refurbished entrance hall, complete with a wooden floor and a solid oak stair case rising to the first floor with a handy cupboard beneath that provides excellent storage space. Doors provide access to the principal rooms with an opening leading to a cloaks area and a door through to a refitted shower room. The superbly appointed living room measures a comfortable 21ft in length with a feature bay window to the front elevation and an open fire place with inset wood burning stove. There is plenty of space for a sizable suite and there is also a glazed window and door leading to the rear lobby. The large kitchen/breakfast room has been refitted with an extensive range of wall mounted oak storage cupboards with low level base units and drawers to match and a solid granite work top. There is space for a free standing range style cooker with an extractor chimney above and also space for a free standing American style fridge freezer. The superbly tiled floor extends through to a separate utility room with a butler sink and space and plumbing for a washing machine, tumble dryer and dishwasher. The study is a

versatile room that could also be used as another bedroom or a play room if desired. With internet connectivity and space for a desk it is the ideal room for anyone looking to work from home. The dining room has space for a table, chairs and side board with French doors that open onto the rear garden, it is also conveniently located just off of the Kitchen/Breakfast room. Part of the extension incorporates a family room, ideal as a second lounge and even as another bedroom. There is also a separate reception room that is currently used as a television room.

FIRST FLOOR

The first floor accommodates five bedrooms in total with the master having extensive fitted wardrobes and a luxury four piece en suite shower room that comprises a jacuzzi bath, separate shower cubicle, a low level W/C and matching, 'his and hers' contemporary wash hand basins. The second bedroom is of generous proportions and also benefits En Suite facilities and fitted wardrobes. The family bathroom has been refitted and comprises panel bath with mixer tap and shower attachment, a low level W/C, and a wash

hand basin.

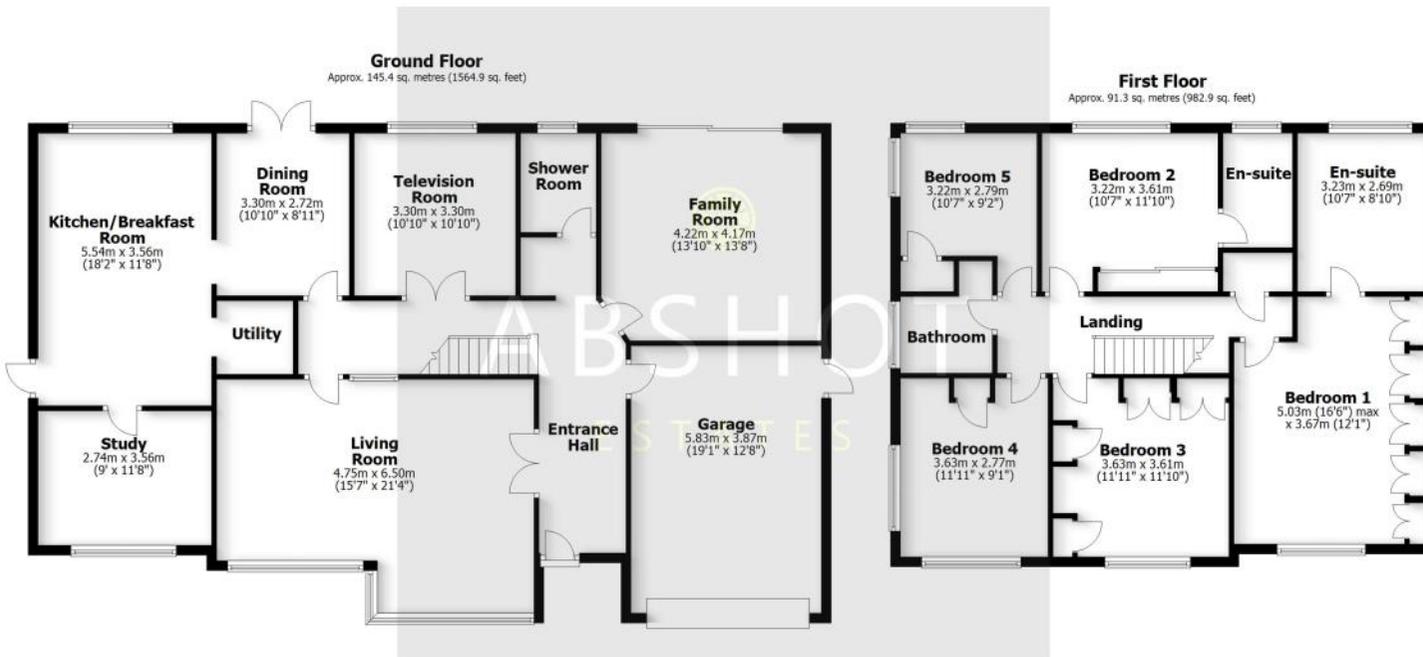
OUTSIDE

Situated in an enviable corner plot position, the property is approached over a double width block paved driveway providing ample parking for up to six vehicles. The integral garage has power and lighting connected, with an electric roller door and personal door to the property. The rear garden enjoys a high degree of privacy and is bordered by mature trees and seasonal plants. The large lawn area is edged by deep established borders with a feature paved courtyard providing the perfect spot for barbecues and alfresco dining. There is also a separate substantial decking area and an area for growing vegetables.

AGENTS NOTES

The property benefits from UPVC double glazing and gas central heating via a new boiler that was installed in 2017.





Total area: approx. 236.7 sq. metres (2547.8 sq. feet)

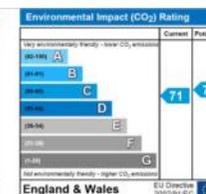
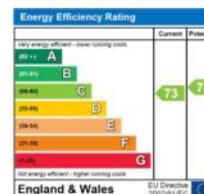
This floor plan is intended to give a general indication of the layout of this property and is for illustrative purposes only. Whilst every effort has been made to ensure its accuracy, prospective buyers are encouraged to check the measurements themselves.
Plan produced using PlanUp.

OFFER PROCEDURE

If you wish to make an offer on this property you will be asked to provide Abshot Estates with proof of your ability to proceed with a purchase. This can be a recent mortgage certificate (agreement in principal) or a copy of a recent bank or building society statement showing the necessary funds. As estate agents we are duty bound to verify the identity of potential buyers in order to comply with The Money Laundering Regulations Act 2017. The following documents are acceptable. A valid passport, a valid photo card driving licence (full or provisional) or a national identity card. We are also duty bound to verify a potential buyers address. The following documents are acceptable, a utility bill, bank, building society or credit union statement or a most recent mortgage statement. Please note that we are unable to mark a property as 'sold', remove it from the market or cancel further viewings until we are in receipt of all of the above.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.



SALES / LETTINGS / MANAGEMENT

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