



## Grade II Listed period barn close to 'sailing Mecca'

The Old Barn, Swanwick Shore Road, Swanwick, Hampshire SO31 7EF

Freehold





Kitchen/breakfast/living room/dining area

- Study/bedroom 3 • Main bedroom with dressing area and en suite bathroom • Bedroom 2 • Family bathroom
- Courtyard garden / parking

### Situation

Ideally located for access to Swanwick Marina on the upper reaches of the River Hamble, with a number of amenities for sailors offering car parking, a dry stack service and a quality boatyard. The retail location of Whiteley Shopping Centre can be found 2 miles away with a supermarket and a range of restaurants and high street facilities. Southampton is within easy reach offering a wide range of retail opportunities, restaurants, cinemas and night life. Good communication links, with the M27 passing by Swanwick and connecting with the M3 at junction 4. Additionally it is an ideal base to explore The Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington and Poole.

### Description

The Old Barn is a particularly interesting property offering some fantastic living and entertaining space including an open plan kitchen/breakfast/living room/dining space. This magnificent room is arranged in two main sections including the kitchen area with its range of floor and wall mounted units including cupboard and drawer sections and work surfaces.

A large central fireplace is a real feature of this room and provides a focal point and demarcation between the living room area and the dining/kitchen area. Doors lead off this area to a separate study/ potential bedroom 3 and at first floor level there are two bedrooms including a main bedroom with dressing area and en suite bathroom. There is a separate family bathroom neighbouring the second bedroom. Outside there is a courtyard area which provides space for outdoor entertaining and/or off street parking. The proximity to the River Hamble is a clear attraction and a short walk away.

### Accommodation

See floor plans.

### Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

### Outgoings

Council Tax – Band E

### Local authority

Fareham Borough Council

### Tenure

Freehold.

### Viewing

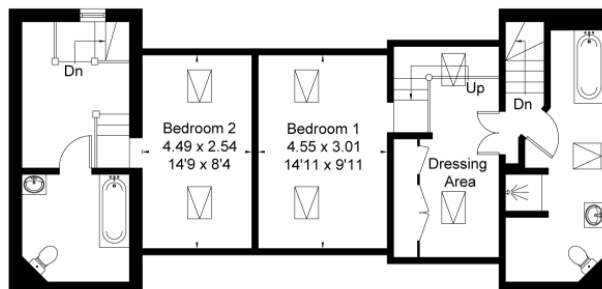
Strictly by appointment with Savills.





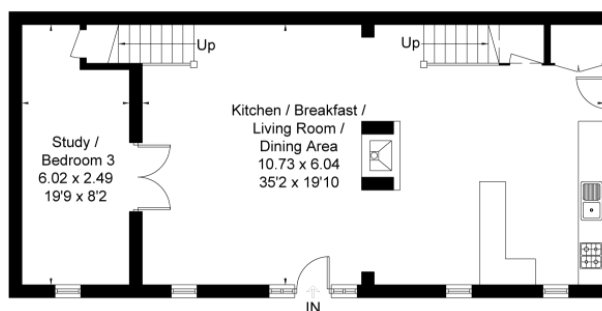


Approximate Area = 151.5 sq m / 1631 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)  
For identification only. Not to scale.  
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**First Floor**

Area = 69.4 sq m / 747 sq ft



**Ground Floor**

Area = 82.1 sq m / 884 sq ft  
(Limited Use Area = 0.9 sq m / 10 sq ft)

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