



Swanmore, Hampshire

Swanmore Park, Southampton

A charming, light and spacious 3 bedroom semi-detached cottage with large private mature garden and parking, enviably positioned within the grounds of the historic Swanmore Park House.



Mileages (approximate)

Swanmore village - 1.2 miles Bishops Waltham -
2.5 miles Winchester (M3) - 10 miles

Summary of Accommodation

Ground Floor

Entrance Hall
Sitting Room
Dining Room
Kitchen/Breakfast Room
Conservatory
Store/Utility

First floor

Three Bedrooms
Bathroom
Cloakroom

Description

This lovely home offers a good arrangement of well-appointed accommodation with many superb features, in particular the gardens which have been beautifully landscaped and benefit from a private, sunny aspect and extend to approx. 0.37 acre overall.

The accommodation comprises on the ground floor of a fully fitted kitchen/breakfast room, dual aspect sitting room with fireplace and doors opening to the conservatory, a formal dining



room, also with dual aspect and brick fireplace, a utility/store room, entrance vestibule and hall.

Upstairs on the first floor are three good sized bedrooms, a family bathroom and separate cloakroom facilities.

Outside

Lawn is interspersed with striking shrub and tree specimens with light woodland to the rear boundary and sun terrace immediately adjacent to the house.

There is ample private parking and in addition within the courtyard area is a single garage with electric doors.

Situation

Swanmore Park is a prestigious address and the property is one of five homes which is nestled around a courtyard of converted stables, coach house, coachman's cottage and granary.

The location is tranquil and idyllic yet is within easy access of Swanmore centre which has a store, school and church. The historic town of Bishops Waltham with its day to day amenities is approx. 2.5 miles away.

For commuters there are trains services from Botley, Winchester and Petersfield to London with the road networks to include the A3/A32/M3 and M27 accessible nearby.

The surrounding countryside is the South Downs National Park and is a haven for wildlife and popular for outdoor leisure pursuits.

Services: Mains electricity and water. Private drainage and electric heating.

Local Authority: Winchester City Council. Tax Band E

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

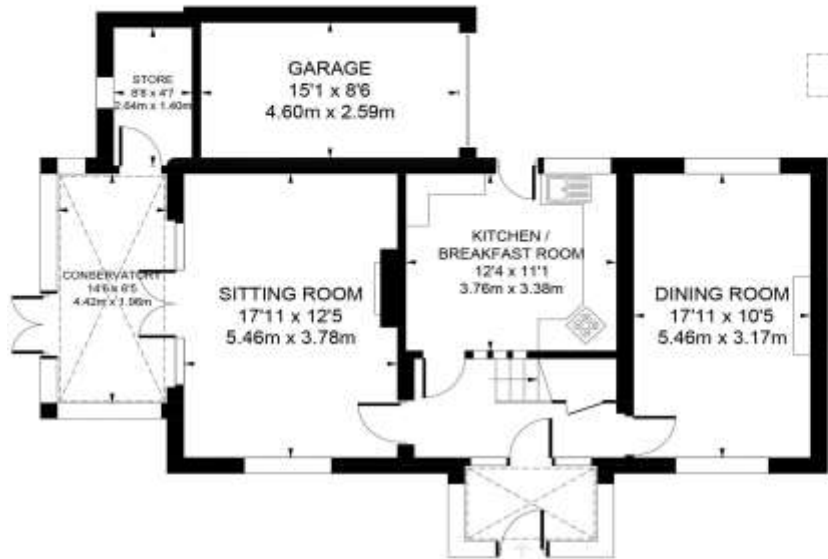
Strictly by appointment with The Country House Company. Tel; 02392 633026
Email: sales@countryhousecompany.co.uk

Agents Notes: There is Residents Association and service charge contribution to cover communal maintenance costs to include, drainage of approx. £50 pcm.

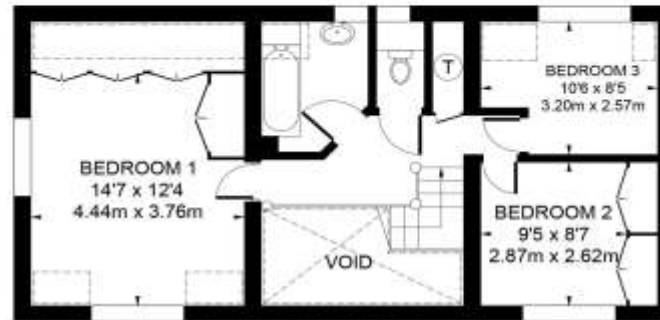


Disclaimer: (including fixtures and fittings)

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GROUND FLOOR
APPROX. FLOOR
AREA 848 SQ.FT
(78.8 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 581 SQ.FT
(54 SQ.M)
(EXCLUDING VOID)

TOTAL APPROX. FLOOR AREA 1429 SQ.FT (132.8 SQ.M)
(EXCLUDING VOID)
GARAGE 129 SQ.FT (12 SQ.M)
TOTAL 1558 SQ.FT (144.8 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
floorplansUsketch 2019 (ID 547963)



= REDUCED HEADROOM BELOW 1.5M / 5'0"

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Energy efficient - lower energy cost	Current Property	Very environmentally friendly - lower CO ₂ emissions	Current Property
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

England, Scotland & Wales



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