



THE
COUNTRY
HOUSE
COMPANY

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SWAINESHILL
HOOK, HAMPSHIRE

Swaineshill, Hook, Nr Alton, Hampshire

A pretty semi-detached 2 bedroom period cottage in a delightful rural location, within easy access of Alton and its amenities to include train services to London.



Mileages (approximate)

Alton - 3.5 miles
Basingstoke - 9 miles
M3 access - 7 miles

Summary of Accommodation

Ground Floor

Sitting Room
Dining Room
Garden Room
Kitchen/Breakfast Room
Shower Room

First Floor

Two Double Bedrooms

Outside

Store
Single Garage with parking area

Description

This attractive home is in need of some refurbishment but is positioned in an idyllic rural location within easy reach of Alton & Basingstoke.

Set back from the lane, the cottage offers deceptively spacious accommodation. On the ground floor is the sitting room which opens to a



timber garden room for summer use. There is a dining room with fireplace and log burning stove, a kitchen/breakfast room and a shower room whilst upstairs are two double bedrooms.

In addition, outside is a store, adjacent to the house, which is plumbed for a washing machine.

Outside

The garden has been carefully planned and planted on several levels with well established plants and shrubs, a feature pond with attractive wooden bridge leading to a

small open fronted summer house. There is a single garage and ample private parking.

Situation

The cottage is situated on a quiet lane with rural views. Within easy access are footpaths and rights of way offering excellent walking, cycling and riding.

South Warnborough is the nearest village with a pub, a popular village shop and post office, a 12/13th century Norman Church of St Andrew, village playground and Ridley Hall, a small village hall that hosts village social occasions and events.

Alton is approximately 3.5 miles away and has extensive amenities and train services to London as does Basingstoke which is within approx. 9 miles.

Services: Mains electricity and water. Private drainage and oil-fired central heating

Local Authority: Winchester City Council

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

Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

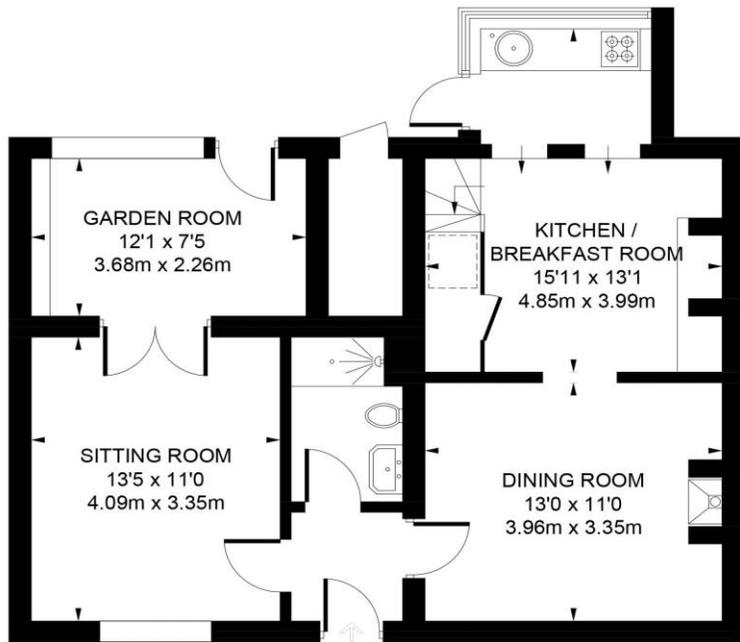
Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



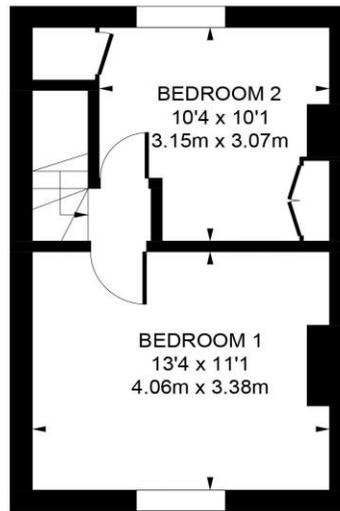
Disclaimer: (including fixtures and fittings)

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GROUND FLOOR
APPROX. FLOOR
AREA 710 SQ.FT
(66.0 SQ.M)

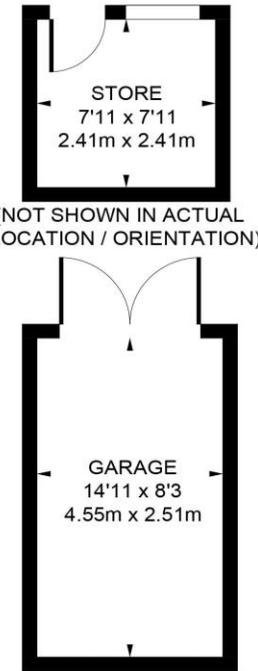
= Reduced headroom below 1.5m / 5'0



FIRST FLOOR
APPROX. FLOOR
AREA 284 SQ.FT
(26.4 SQ.M)

TOTAL APPROX. FLOOR AREA 994 SQ.FT (92.4 SQ.M)
GARAGE 123 SQ.FT (11.4 SQ.M)
STORE 62 SQ.FT (5.8 SQ.M)
TOTAL 1179 SQ.FT (109.6 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.
(ID764395)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	45
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Country House Company

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