

WINSFORD COTTAGE

CHAPEL ROAD • SWANMORE • HAMPSHIRE • SO32 2QA



savills



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A GOOD LOOKING DETACHED FAMILY HOME WITH PERIOD ORIGINS OFFERING
SOME SUPERB WELL LAID OUT ACCOMMODATION AND SET IN ATTRACTIVE GARDENS
OF ABOUT 0.61 ACRES

ACCOMMODATION

Snug • Sitting room • Dining room/study • Family room
Kitchen/breakfast room • Utility room • Boot room • Cloakroom

Principal bedroom with en suite bathroom • Guest bedroom with en suite shower room
3 further bedrooms • Family bathroom

Garaging and parking • Gardens

In all about 0.61 acres

EPC = D



Savills Winchester

1 Jewry Street, Winchester,
SO23 8RZ
gmuddle@savills.com
01962 841 842



SITUATION

The popular village of Swanmore has a range of local amenities including schools, public houses, shops and a Church. Further amenities can be found at nearby Bishops Waltham and the cathedral city of Winchester with mainline railway station offering rail access to London Waterloo in approximately 1 hour. The beautiful Meon Valley is within easy reach and is well known for a range of outdoor pursuits including walking and riding. There is a cricket club at Bishops Waltham, golf at Swanmore Golf Centre and Corhampton Golf Club, and sailing on the Solent and the Hamble. Local schools include Swanmore Church of England Primary School, Ridgemean Junior School and Swanmore College at secondary level. There is also a range of independent schools which include Wykeham House School for Girls, West Hill Park at Fareham, and King Edward VI School in Southampton with a school coach service from Swanmore.

DESCRIPTION

Winsford cottage is a particularly well-presented family home with period origins and which has been extended over the years resulting in a quite spectacular living environment. A generous snug creates a very welcoming feel and from there, is easy access to the principal reception rooms. A large kitchen/breakfast room at the rear of the property is a real hub of the house and comes with a comprehensive range of floor and wall mounted units including cupboard and drawer sections and work surfaces over. A large central island creates a practical set up and the dining area enjoys an outlook over the rear gardens. From here steps rise up to a family room which offers a great space for everyday living and relaxing, again views out over the rear gardens and courtyard. A formal sitting room also offers great entertaining space and a central fireplace being an attractive feature. The home study / office is well set up for working from home. At first

floor level there are a total of five bedrooms including a master bedroom with en suite, there is a further guest bedroom with en suite and the remaining three bedrooms are serviced by a family bathroom.

OUTSIDE

The property is approached via a gateway which opens out onto a driveway providing ample parking for numerous vehicles as well as access to the garaging. Attractive gardens at the front sweep around the property towards the rear. A large area of lawn to the side of the property creates a fantastic backdrop and a great space for recreation. There are a number of seating areas around the property with attractive outlooks over the lawns down towards the far boundaries. In summary, a great family home offering a fabulous living environment.



ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains electricity, gas, water and drainage.

OUTGOINGS

Council Tax – Band G

POSTCODE

SO32 2QA

LOCAL AUTHORITY

Winchester City Council.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.



Winsford Cottage, Chapel Road, Swanmore, Southampton SO32 2QA

Gross Internal Area (Approx)

Main House 327 sq m / 3,525 sq ft

Garage 28 sq m / 304 sq ft

Total Area 355 sq m / 3,829 sq ft



Ground Floor

First Floor

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