WINSFORD COTTAGE Chapel Road • Swanmore • Hampshire • SO32 2QA





WINSFORD COTTAGE

Chapel Road • Swanmore • Hampshire • SO32 2QA

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, Ridgemead 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.





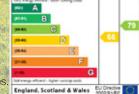






Important Notice

First Floor



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210103MT

Ground Floor

