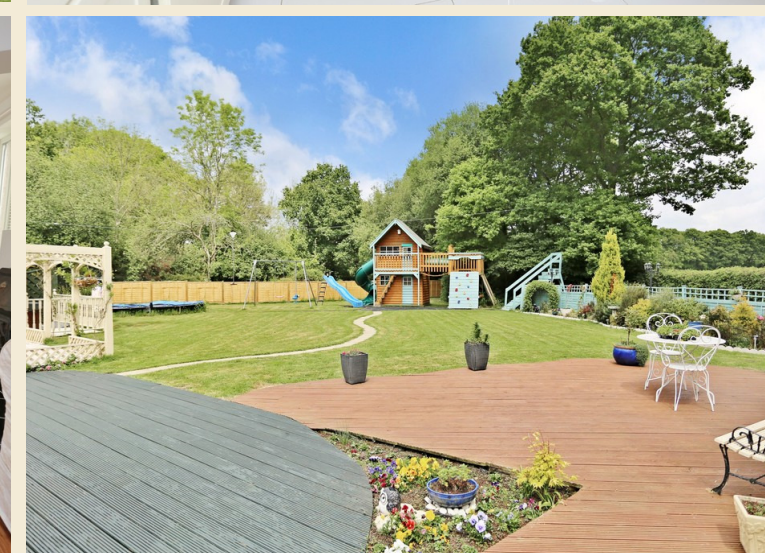




Elswick Cottage  
Mislingford Road  
Swanmore  
SO32 2QD





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Guide Price: £1,150,000

#### INTRODUCTION

Nestled along a quiet lane this beautifully presented family home, which in part dates back 300 years, comes with 7 bedrooms, an indoor pool, triple garage and is set in formal gardens and paddocks approaching 2 acres. The property has been completely updated to an exceptionally high standard by the current owners, yet still retains much of its charm and character including original beams and fireplaces.

Accommodation on the ground floor comprises a 22ft sitting room, 26ft conservatory, beautiful kitchen/breakfast room with open fire, snug, utility, cloakroom, second conservatory, 39ft indoor pool room, separate 19ft kitchen/sitting/dining room which forms part of the annexe, which has three bedrooms, a cloakroom and bathroom. On the first floor to the main house there are four good size bedrooms, an en-suite bathroom to the master and a modern family bathroom.

Additional benefits include a large frontage with driveway and turning circle, triple garage, good size rear garden and two adjoining paddocks.





### INSIDE

From the porch a wooden front door leads through to the snug which has a window to the front, oak effect flooring, exposed beams and an exposed brick chimney breast with inset electric fire. The sitting room has two windows to the front, a further window to the rear and is a large, well-proportioned room with oak effect flooring and a chimney breast with inset wood burning stove. There are a set of French doors which lead through to the pool room and a further set of doors leading through to the conservatory/playroom. A staircase to one side of the sitting room leads to a first floor study.

The conservatory, which the current vendors use as a play room, has two sets of bi-folding doors leading out onto the rear patio area, Travertine flooring and a further set of double doors which lead through to the pool room. The heart of the house has to be the beautiful kitchen/breakfast room which has a window to the front and has been fitted with a range of cream wall and base units with cupboards and drawers under. There is an exposed brick open fireplace to one side of the room, as well as space for a double width Range style cooker, built-in dishwasher, freezer and wine cooler. There is porcelain tiled flooring which leads through to an additional conservatory which is used as both a sitting room and dining room and has two sets of French doors leading out to the rear garden. The utility has a stable door to the rear, a range of wall and base units and further appliance space, with a downstairs cloakroom to the side.

The property then benefits from a thoughtfully designed, adjoining annexe which has an entrance hall, cloakroom and a door leading through to a light and airy, 19ft kitchen/sitting/dining room which has a window to the front. The kitchen has been fitted with a



range of wall and base units, has a built-in electric oven and hob and further appliance space. The room also has laminate flooring, a window to the side and a set of French doors leading out to the enclosed rear garden. On the first floor of the annexe there are three good size bedrooms, a large landing which could potentially be used as a further bedroom, and modern bathroom.

On the first floor of the main house the master bedroom has a window to the front, two built-in wardrobes and a door leading through to a beautiful en-suite bathroom comprising a double width shower cubicle, Jacuzzi style corner bath, wash hand basin set in vanity unit and WC. Bedroom two overlooks the front of the property, as does bedroom three, whilst bedroom four overlooks the rear garden. The family bathroom has been recently fitted comprising a panel enclosed bath with shower over, wash hand basin set in vanity unit and WC.

### OUTSIDE

To the front of the property there is a large frontage which is mainly laid to lawn with mature trees and shrubs. There is a sweeping, shingled turning circle with a triple garage to one side which has three sets of double doors, a vaulted beamed ceiling, power and light and a door to the rear leading through to the paddocks, as the garages were formerly stables. To the rear of the property there are both decked and Travertine patio areas, leaving the rest of the garden mainly laid to lawn with shaped borders, two sheds and a children's play area. Adjoining the garden there are then two separate paddocks, both with sheds and clearly marked hedge and fence borders.

### DIRECTIONS

From our office head out of Bishops Waltham along Bank Street and follow this road which will turn into Hoe Road. Continue along this road for some distance heading towards Swanmore which will turn into Swanmore Road and then Church Road. Follow this road to the end turning right into Hillpound and then left into Misingford Road where the property can be found a short way along on the left hand side.

SITTING ROOM 22' 4" x 16' 4" (6.81m x 4.98m)  
 CONSERVATORY/PLAY ROOM 26' 6" x 11' 8" (8.08m x 3.56m)  
 SNUG 14' 2" x 11' 7" (4.32m x 3.53m)  
 2ND CONSERVATORY 18' 5" x 18' 4" (5.61m x 5.59m)  
 KITCHEN/BREAKFAST ROOM 21' 3" x 11' 8" (6.48m x 3.56m)  
 POOL ROOM 39' 6" x 19' 5" (12.04m x 5.92m)  
 BEDROOM ONE 12' 3" x 11' 8" (3.73m x 3.56m)  
 BEDROOM TWO 11' 9" x 9' 6" (3.58m x 2.9m)  
 BEDROOM THREE 11' 3" x 10' 2" (3.43m x 3.1m)  
 BEDROOM FOUR 9' 7" x 8' 3" (2.92m x 2.51m)  
 TRIPLE GARAGE 29' 6" x 16' 7" (8.99m x 5.05m)  
 ANNEXE  
 KITCHEN/SITTING ROOM 19' 5" x 12' 5" (5.92m x 3.78m)  
 BEDROOM ONE 11' 8" x 10' 1" (3.56m x 3.07m)  
 BEDROOM TWO 10' 8" x 10' 4" (3.25m x 3.15m)  
 BEDROOM THREE 10' 2" x 8' 4" (3.1m x 2.54m)

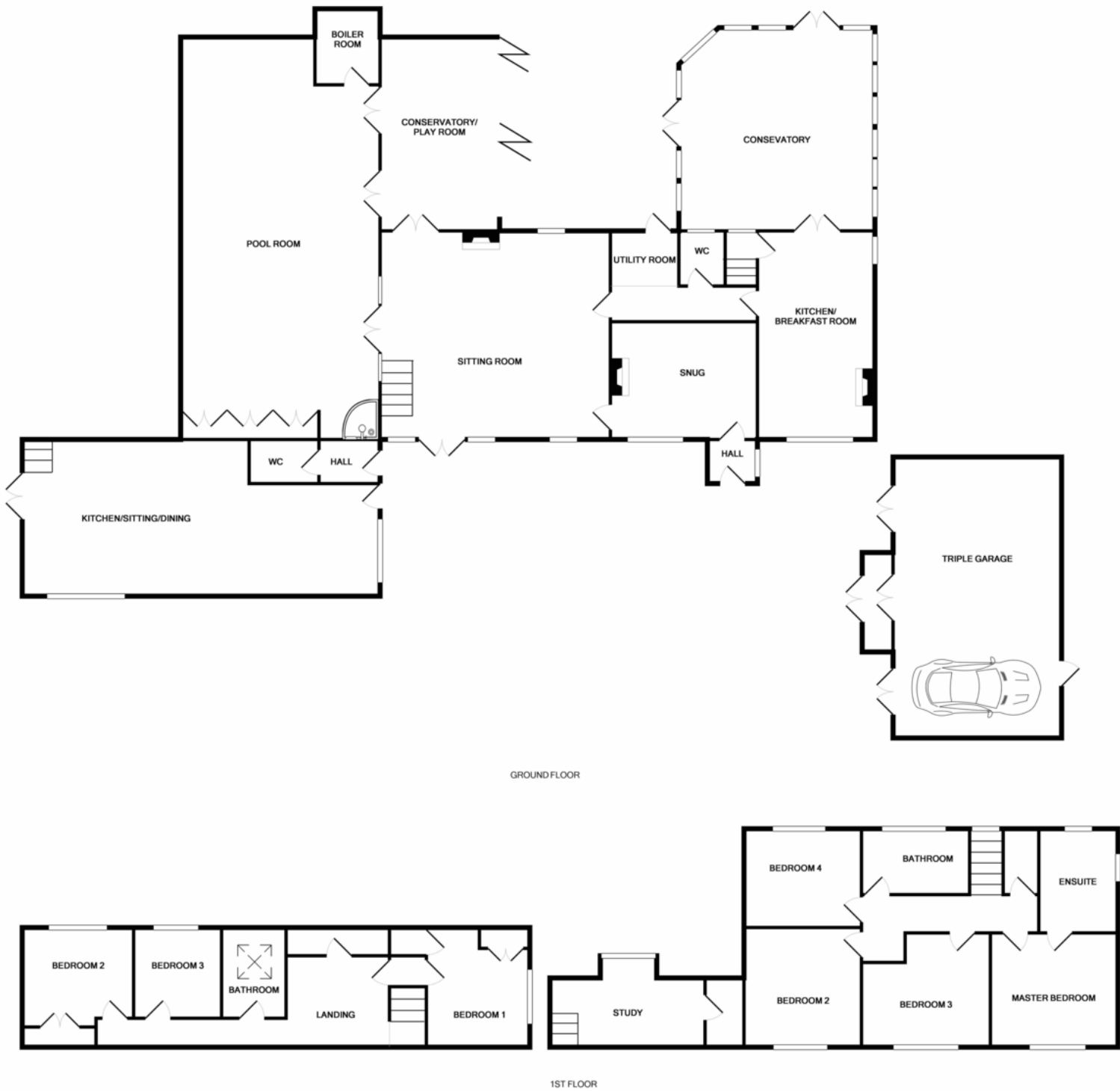
AWAITING EPC

SERVICES: Gas, water, electricity and mains drainage are connected – TBC. Please note that none of the services or appliances have been tested by White & Guard.

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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.  
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