

  
Hellards



*A timeless country retreat in Hampshire*



# The Granary, 10 Swanmore Park

UPPER SWANMORE, HAMPSHIRE, SO32 2QS

## Guide Price £1,200,000

- Exquisite Home in Part of a Country House Estate
- Beautiful South Downs National Park Location
- Elegant Property with Generously Proportioned Rooms
- Attractive Garden with Outstanding Countryside Views
- Self-Contained Ground Floor Annexe Accommodation
- Double Garage, Driveway Parking

An exquisite, and characterful home, nestled within the peaceful and secluded country house estate in the beautiful South Downs National Park.

Originally part of the historic Swanmore Park estate, The Granary has been transformed into an elegant country home, with generously proportioned rooms, high ceilings and character features, and includes a useful self-contained annexe. The property has its own private garden and uninterrupted views over rolling countryside. The main house is a 19th-century mansion, an architectural masterpiece designed by Alfred Waterhouse, the visionary behind the Natural History Museum.

Upon entering, you are welcomed into an entrance hall, with original parquet flooring, a testament to the home's timeless charm. This inviting space provides access to the principal ground floor accommodation. The parquet flooring continues into the spacious and light-filled sitting room, where a dual-aspect design allows natural light to pour in, enhancing the room's warm and welcoming ambiance. A charming log burner serves as a delightful focal point, perfect for creating a cozy retreat on chilly winter evenings.

At the heart of the home lies a beautifully appointed elegant and classic country-style kitchen and dining area. This space is thoughtfully designed, featuring a traditional Aga, a classic Butler's sink, and bespoke wooden cabinetry.







Bi-fold doors open onto the garden, inviting the outside in, and making this a perfect spot for entertaining. Adjacent to the kitchen, a formal dining room offers a magnificent setting for meals, with panoramic views over the garden.

Off the kitchen, there is a self-contained annexe. With its own private entrance from the outside into an inner hallway, this area comprises a cozy sitting space, a comfortable bedroom, and a well-appointed shower room—ideal for guests, extended family, or independent living. The ground floor is further enhanced by a utility room with a sink and access to the rear courtyard, as well as a convenient WC. Rendering it perfect as an Air BnB option, private rental or ideal for multigenerational living. On the first floor, you will find four double bedrooms, each with character features. The main bedroom suite is particularly impressive, boasting an array of built-in wardrobes and a wonderfully bright atmosphere, thanks to its dual-aspect design. Two beautifully designed family bathrooms complete the first-floor accommodation.

Outside, the property is approached via a private driveway that leads to a double garage and workshop, complete with electric roller doors. The expansive, well-maintained garden is predominantly laid to lawn, interspersed with mature shrubs, flower borders, and a charming pond. A sweeping patio runs along the rear of the house, providing the perfect setting for al fresco dining while soaking in the far-reaching views and breathtaking sunsets. A summer house, shed, and log store further complement the outdoor space, offering excellent storage solutions for garden essentials.



Upper Swanmore sits to the north of Swanmore village with a butchers, village shop with post office, church and village hall. Bishops Waltham, a quaint market town is under 10 min drive. The Hampshire Bowman Free House is also a short walk, as is Damson Hill Cottage a bespoke fitness and craft facility which has a strong community, woodland workspace and social calendar. There are numerous footpaths and bridleways from the door, great for hiking, biking and horse riding. The area is renowned for its excellent schooling and is within catchment for Swanmore Primary and Swanmore College of Technology. Swanmore tennis club and Corehampton golf club are a 5 min drive and There are two train stations equidistant Winchester and Petersfield, which you can get to in under 30mins and you can be in London within an hour.

### SERVICES

Mains Electricity, Mains Water, Oil Heating, and Private Drainage

### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: E

### COMMUNAL MAINTENANCE


Service Charge £850 pa  
Covers maintaining the communal areas, driveway and shared septic tank and sinking fund.

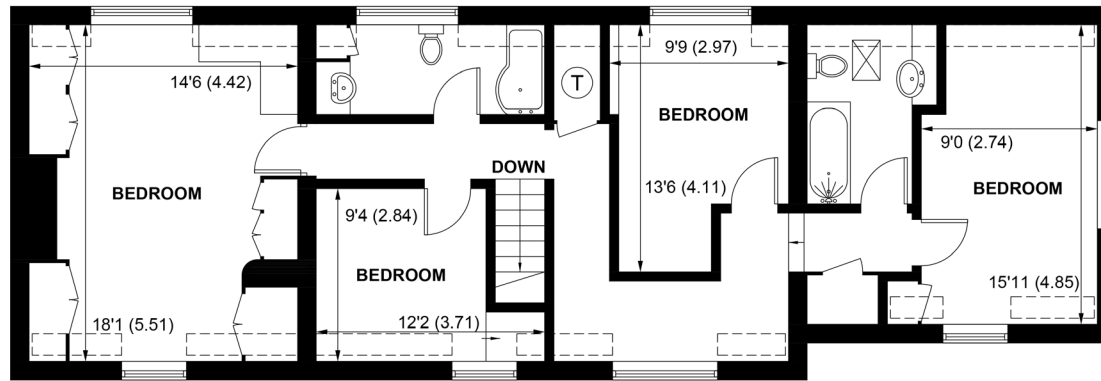




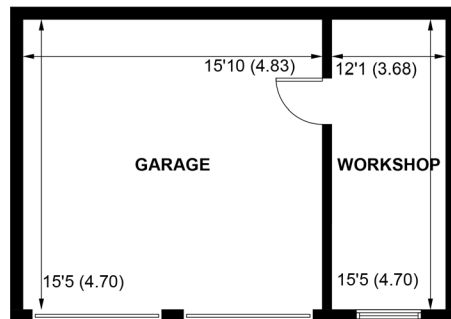




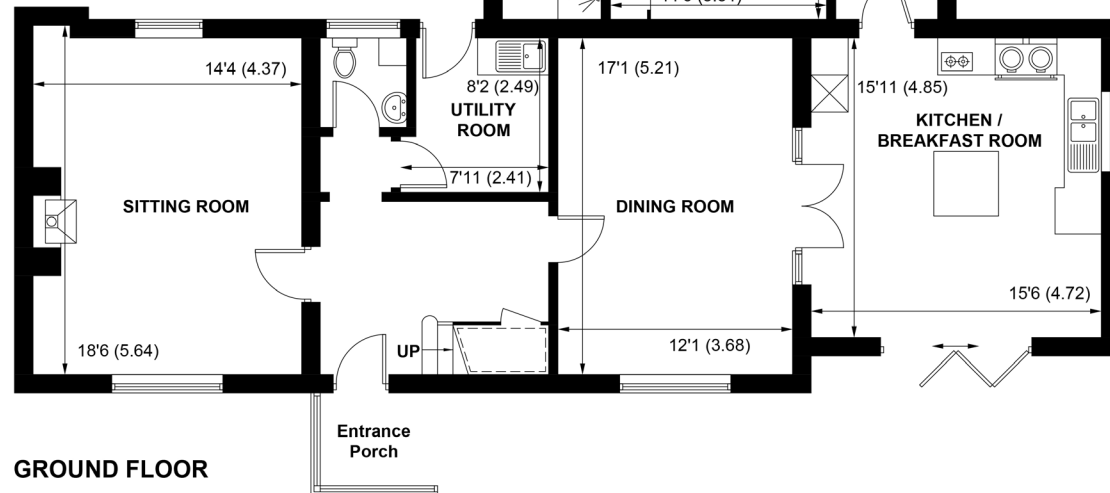
 = Reduced headroom below 1.5m / 5'0



**FIRST FLOOR**



(Not Shown In Actual Location / Orientation)



**GROUND FLOOR**

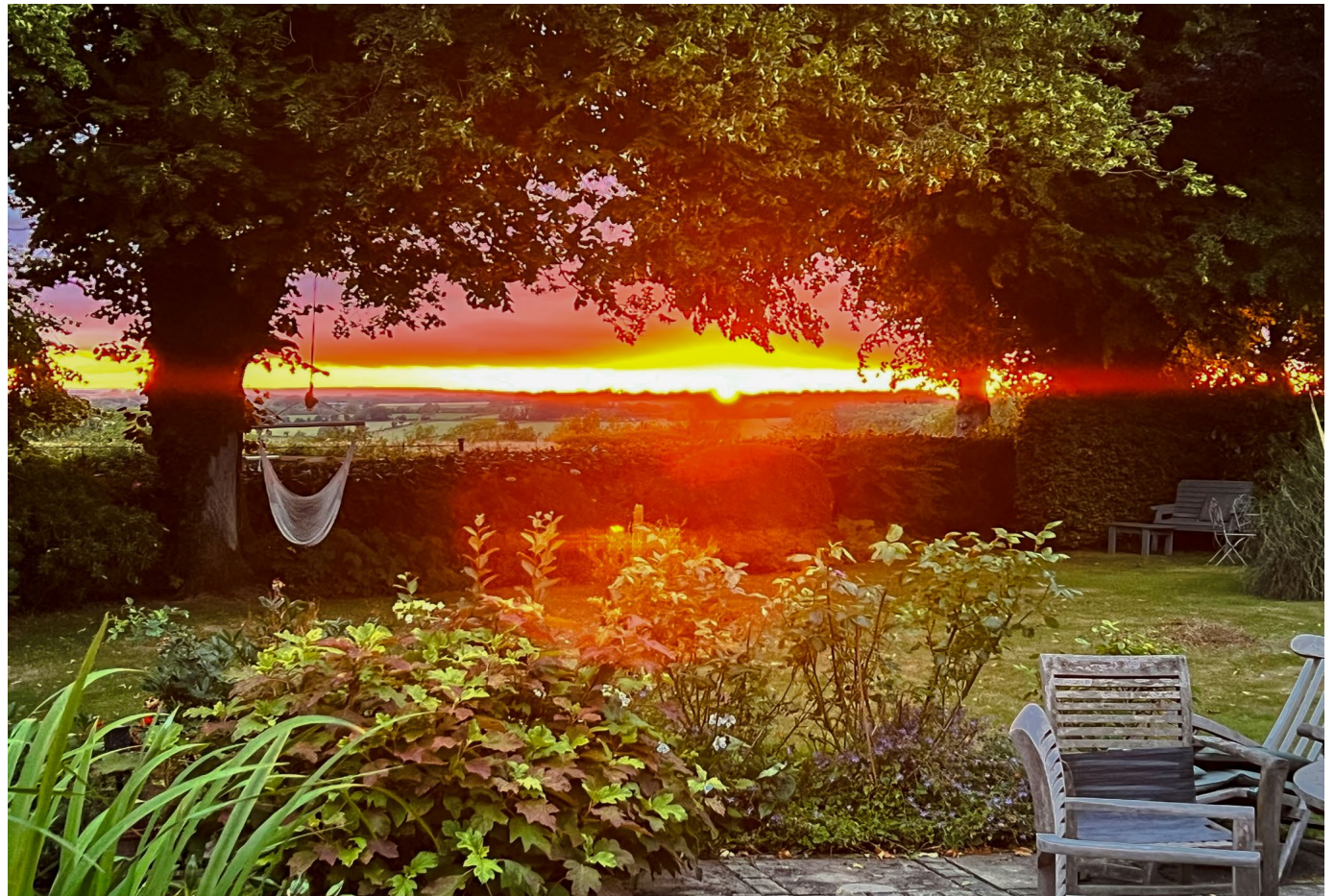
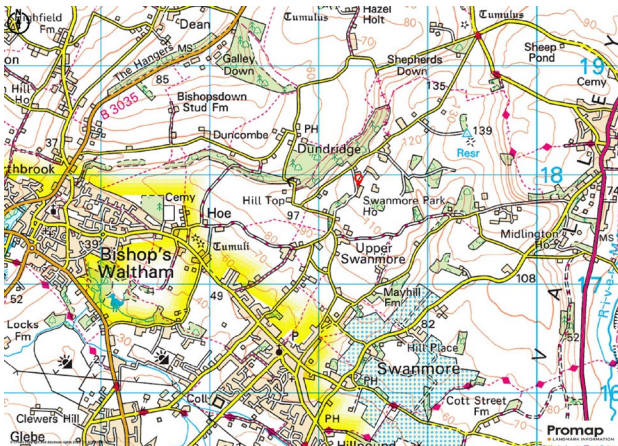
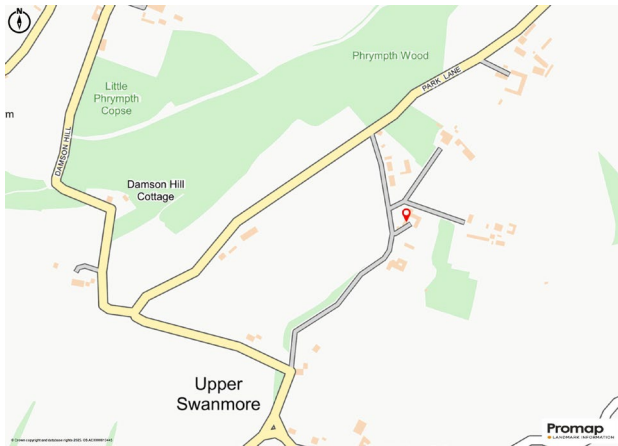
**APPROXIMATE GROSS INTERNAL AREA = 2281 SQ FT / 211.9 SQ M**

**GARAGE / WORKSHOP = 346 SQ FT / 32.2 SQ M**

**TOTAL = 2627 SQ FT / 244.1 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Hellards**



## DIRECTIONS

From the B3035 (Corhampton Lane) linking Bishops Waltham and Corhampton: Turn South on Shepherds Farm Lane, passing Corhampton Golf Club on the right. After 1 mile, turn right at the crossroads into Park Lane. Follow Park Lane for 1.25 miles. After a sharp left turn, the driveway for Swanmore Park will be found on the left. The Granary will be found ahead of you at the main group of buildings.

**What3words location ref: ///tweeted.margin.crows**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	24	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

