

# GLEN EYRE

Brickyard Road, Swanmore SO32 2PJ

Asking Price £795,000



WELLER  
PATRICK



## PROPERTY FEATURES

A spacious, detached four bedroom extended chalet property with a large garden ● Sought after village of Swanmore ●  
Lounge with log burner ● Large Kitchen/Breakfast/Family Room ● Study ● Conservatory ●  
Four Bedrooms ● En-Suite, Shower Room & Bathroom ● Reduced size Garage ● Driveway & Parking



## DESCRIPTION

This spacious and extended detached chalet property with a large garden is situated in a most convenient location in the village of Swanmore.

The primary and secondary schools are within walking distance and the village centre with a convenience store, church, and pubs is closeby.

The delightful country town of Bishops Waltham is within a short drive and offers a range of shops and services from its traditional high street.

The property offers four bedrooms and two bath/shower rooms plus an en suite. There is a lounge with a log burner, study and conservatory and a large and flexible kitchen/breakfast/family room some 27 feet long.

Externally the property features extensive gardens including large lawned areas, areas for vegetables with raised borders, ample parking for several vehicles and an entertaining area to the rear with built in barbecues and a magnificent pergola structure with a grape vine, wisteria and honey suckle.

The area surrounding Swanmore is reasonably rural with open countryside closeby as are areas of the South Downs National Park and Meon Valley villages with country pubs, rides and walks.

The major centres of Southampton, Winchester and Portsmouth are within easy driving distance as are main line rail services and the M27 and M3 motorway systems.

An early internal viewing of this spacious detached property is recommended to fully appreciate all that is on offer.

## DIRECTIONS

From Bishops Waltham take the B2177 towards Waltham Chase and Wickham. At the traffic lights in Waltham Chase turn left into Forest Road. Turn left into New Road and then right into Brickyard Road. The property is the first property on the right.

Particulars prepared 4 July 2024

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Services

Mains electricity, gas, drainage and water.

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555



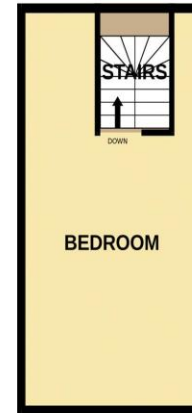


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 Brickyard Road  
 Swanmore  
 SO32 2PJ



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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