



HILL GROVE COTTAGE

Hill Grove Lane, Swanmore, SO32 2NZ

Asking Price £475,000

WELLER
PATRICK



PROPERTY FEATURES

A two bedroom semi-detached character cottage set in a semi-rural setting in the sought after village of Swanmore

Entrance Hall • Kitchen • Lounge/Dining Room • Bathroom

Two Double Bedrooms • En-Suite Cloakroom • Gardens • Ample Driveway Parking & Garage

Viewing Recommended



DESCRIPTION

Hill Grove Cottage is an attractive character cottage located in the sought after village of Swanmore. Whilst enjoying a semi rural setting the property lies close to the village centre with its local shop, public houses, church and bus services, within the village are well regarded Primary and Secondary Schools.

The accommodation comprises two double bedrooms including an ensuite cloakroom to the master bedroom. There is a good size lounge/dining room with a wood burning stove, entrance hall, kitchen and bathroom.

A particular feature of the property is the large outside space with the garden being predominantly laid to lawn with raised beds and mature hedgerow boundaries, the property also offers driveway parking and a detached garage.

The current owners advise that planning consent had been granted previously for the property to be extended. Further details can be provided on request, planning ref - South Downs Planning SDNP/21/04707/HOUS.

The village of Swanmore is well regarded and desirable being semi-rural and just a short drive from the delightful country town of Bishops Waltham, within easy reach of the major South Coast centres of Winchester, Southampton and Portsmouth.

The M3, M27 and A3M road networks are all easily accessible. Nearby are walks and rides to be enjoyed with access to the historic Meon Valley railway bridlepath being within a short drive as are country pubs in some of the surrounding villages.

Viewing is highly recommended.

DIRECTIONS

From our offices in Bishops Waltham proceed up the High Street and into the one way system turning right by Banks Restaurant. Continue out of Bishops Waltham to Swanmore. Proceed past the Church and then at the staggered crossroads with the Hunters Inn ahead turn left towards Droxford. After a short distance turn right into Hill Grove Lane and the property can be seen on the left-hand side.

Particulars amended 30th April 2025

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band D

Services Mains electricity, water & drainage. Calor Gas

VIEWINGS

By appointment through Weller Patrick.

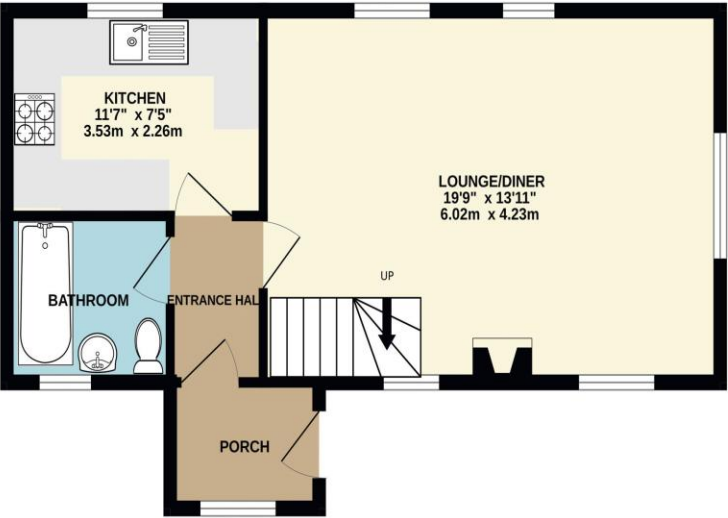
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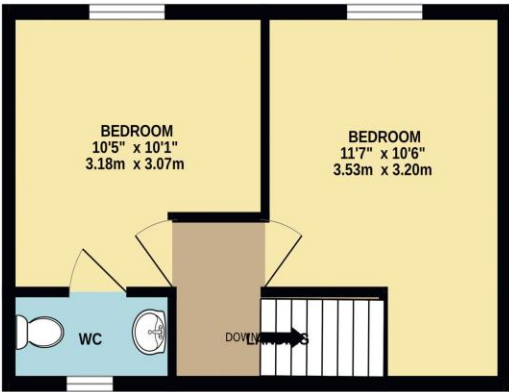


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Swanmore
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GROUND FLOOR



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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