

RUATHA

Swanmore Road, Swanmore, SO32 2QH

Asking Price £1,165,000



WELLER
PATRICK



PROPERTY FEATURES

A spacious & individual family home with a large garden in a desirable location in the sought after village of Swanmore

Entrance Porch • Reception Hall • Sitting Room • Dining Area • Conservatory • Study / Family Room

Kitchen / Breakfast Room • Rear Hall / Boot Room • Utility Room • Cloakroom • Master Bedroom En-Suite

Six Further Bedrooms • Family Bathroom • Shower Room • Large Extensive Garden with a Southerly Aspect

Driveway Parking • Workshop • Internal Viewing Highly Recommended



DESCRIPTION

This spacious individual detached family house enjoys a desirable location in the sought after village of Swanmore and features a large southerly facing garden to the rear with the whole plot extending in all to approaching half an acre.

The property is just a short drive into Bishops Waltham with its traditional high street and range of shops and services.

The considerable accommodation this property offers is arranged with five bedrooms on the first floor and a further two bedrooms on the second floor. There are views to be enjoyed to the rear.

Viewing is highly recommended to appreciate the desirable combination of location, accommodation and the extensive garden.

The village of Swanmore is highly regarded for its semi rural yet accessible location. Within the village are schools for most ages including Pre-School, Primary and the Swanmore College at Secondary level.

The country town of Bishops Waltham and its delightful town centre and high street are within a short drive.

The major centres of Portsmouth, Southampton, and Winchester are all within easy driving distance as are the M3 and M27 motorways.

DIRECTIONS

From Bishops Waltham proceed towards Swanmore commencing at the top of the High Street. Proceed past the police station and straight on at the mini roundabout. As you enter the village of Swanmore the property will be seen on the right just before Donigers Close on the left.

Particulars prepared 10th November 2025

LOCAL AUTHORITY AND SERVICES

Winchester City Council

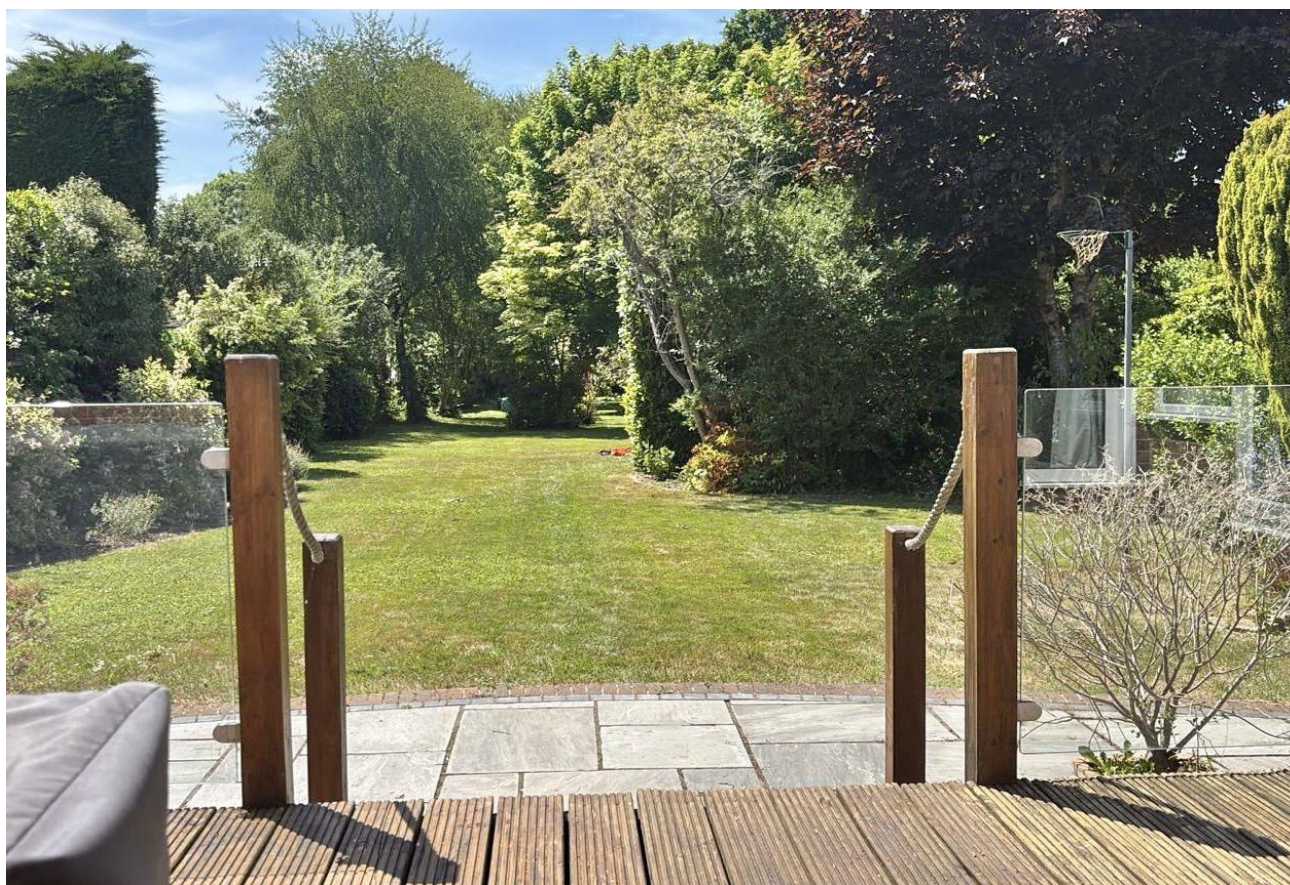
Council tax band G

Services Mains electricity, gas, water and drainage

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

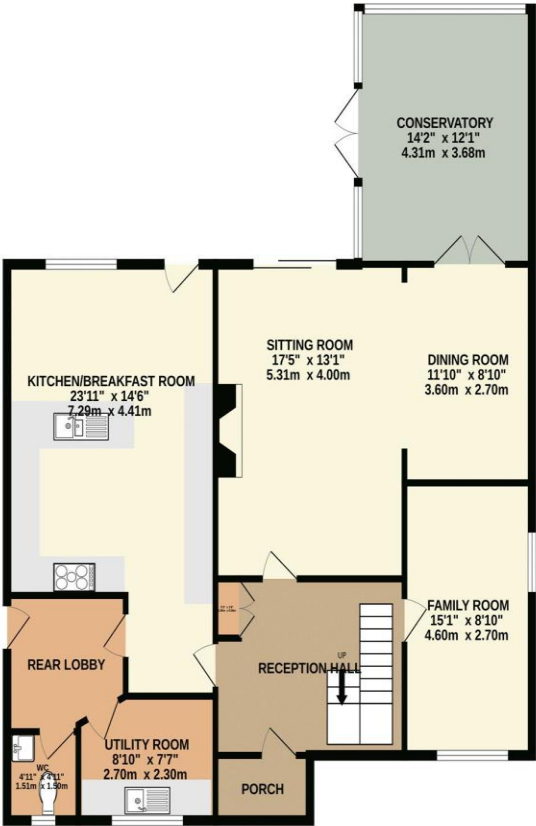




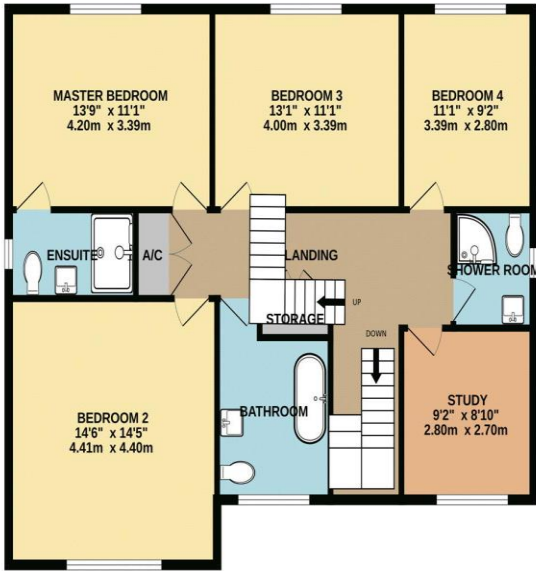
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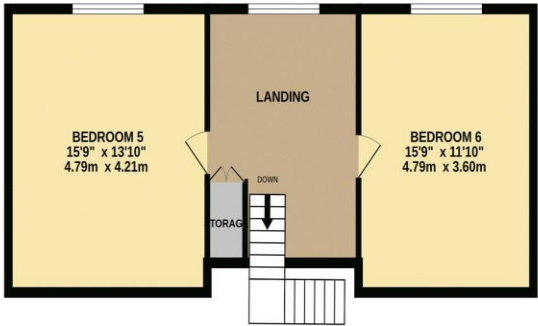
GROUND FLOOR
1230 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



2ND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 2829 sq.ft. (262.8 sq.m.) approx.

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+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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