



FINCHATTON

Park House, Swaines Hill, Pickaxe Lane, South Warnborough, Hampshire RG29 1SB

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South Warnborough 2.5 miles; Alton 5 miles, Basingstoke 11 miles (London Waterloo 44 mins); M3 (J5) 7 miles; London (Hyde Park) 50 miles; Heathrow 36 miles (Distances and times approximate)

“An outstanding Georgian style new country house set in 22 acres of beautiful countryside.”

Park House is situated on Pickaxe Lane, a quiet country road on the crest of Swaines Hill. Swaines Hill is a small Hamlet located to the south of South Warnborough and few miles north of Alton.

South Warnborough is the nearest village, which has a pub (The Poacher Inn), a popular village shop, a post office and a 12th Century Norman Church.

This brand-new country house has been designed by Finchatton and Fowler Architecture and Planning in a traditional Georgian style. The new house is proposed to be arranged over three floors with an integrated double garage. In addition to the main house, planning has been approved for a second four-bedroom house and stand-alone garage and store.

It is set in 22 acres of garden and parkland and overlooks the surrounding countryside in this stunning part of Hampshire.

Services

Mains water and electricity. Private treatment plant. Ground source heat pumps for central heating and hot water.

Directions (RG29 1SB) what3words – once.blinks.tabs

From Junction 5 of the M3, proceed onto the A287 towards Farnham and Odiham. At the next roundabout take the right turning towards Alton, North Warnborough and Odiham on the B3349. Proceed through North Warnborough following the signs to Odiham and Alton. In Odiham turn right at the mini roundabout signposted to Alton and South Warnborough. Drive through South Warnborough and just after passing the hamlet of Blounce, turn left onto a country lane. Travel for about half a mile and at the T junction turn right onto Pickaxe Lane. Park House is located on the left.

Park House GIA

	M ²	Ft ²
Park House	723	7,783
Park House Cottage	273	2,936
Garage	60	645
Total	1,056	11,364



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Proposed Rear View



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Proposed Front View including approved second house



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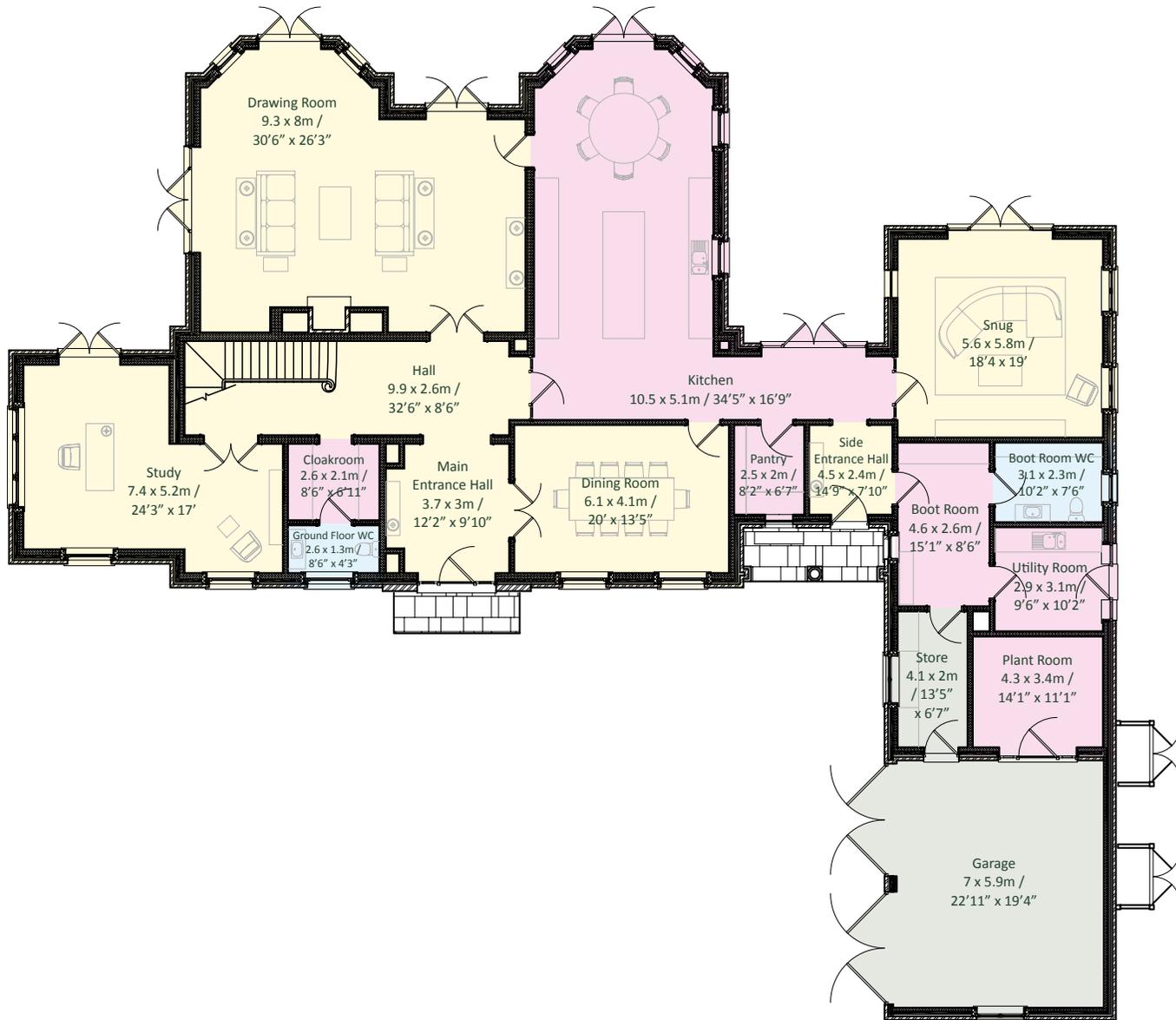


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PARK HOUSE



- Reception
- Bathroom
- Kitchen/Utility
- Storage

Plot 1:
 Ground floor – 392 sq m or 4,220 sq ft
 First floor – 206 sq m or 2,217 sq ft
 Second floor – 125 sq m or 1,345 sq ft
 Total – 723 sq m or 7,783 sq ft

GROUND FLOOR PLAN

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

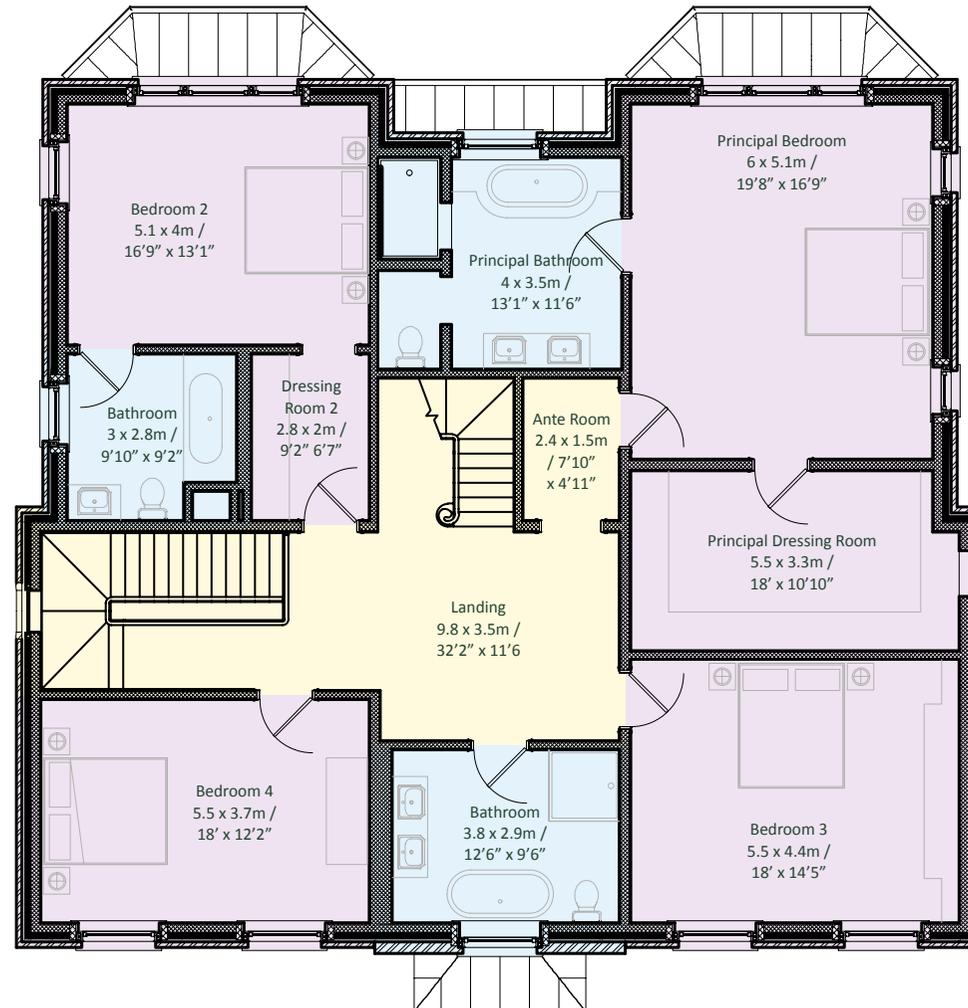


PARK HOUSE

- Reception
- Bedroom
- Bathroom

Plot 1:

Ground floor – 392 sq m or 4,220 sq ft
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 Second floor – 125 sq m or 1,345 sq ft
 Total – 723 sq m or 7,783 sq ft



FIRST FLOOR PLAN

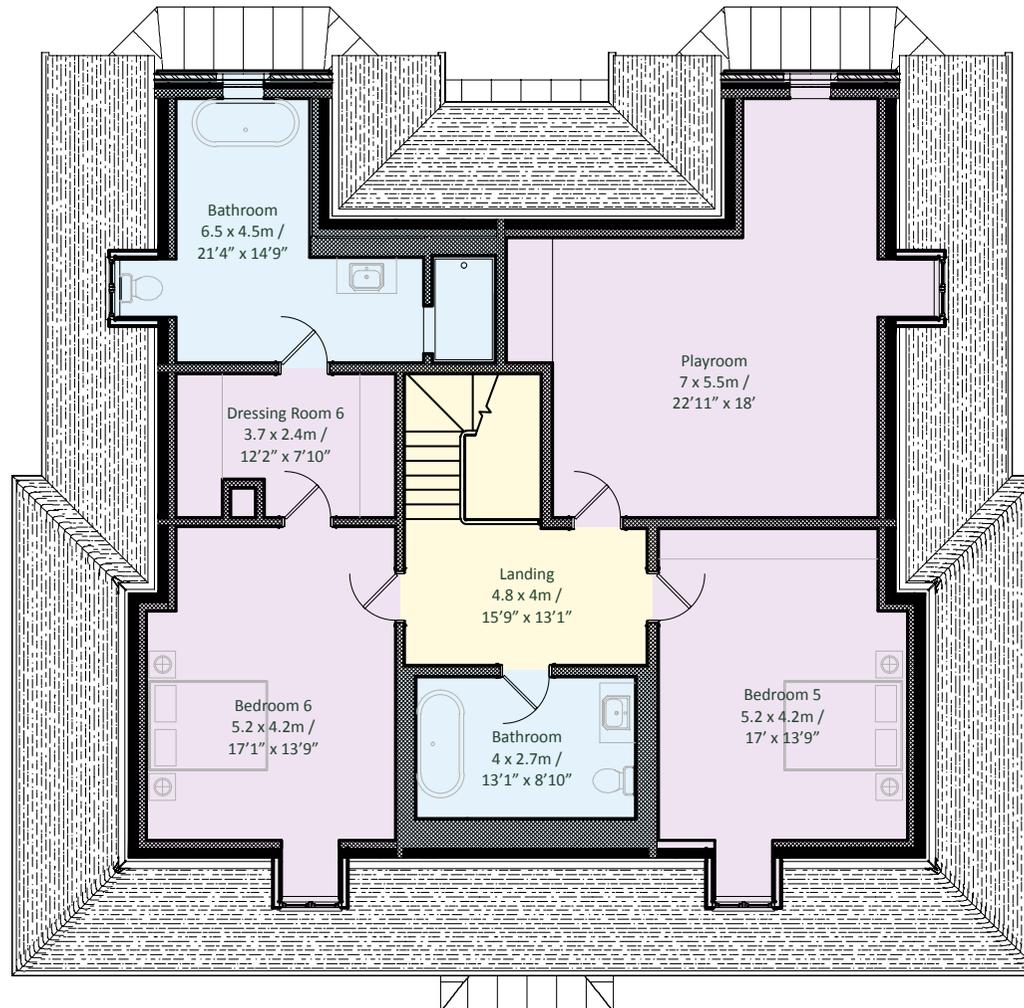


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PARK HOUSE

- Reception
- Bedroom
- Bathroom

Plot 1:
 Ground floor – 392 sq m or 4,220 sq ft
 First floor – 206 sq m or 2,217 sq ft
 Second floor – 125 sq m or 1,345 sq ft
 Total – 723 sq m or 7,783 sq ft



SECOND FLOOR PLAN



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PARK HOUSE COTTAGE

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility

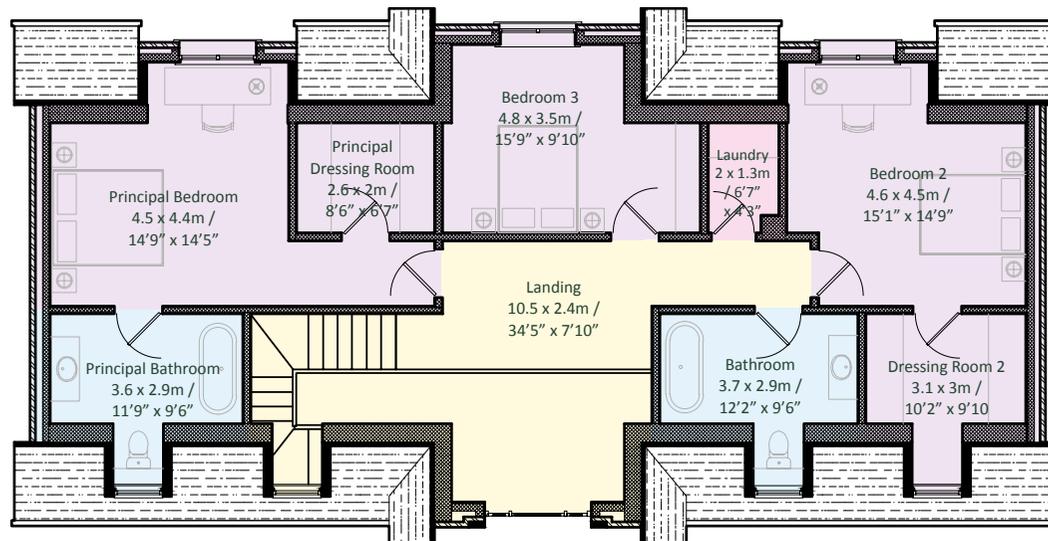
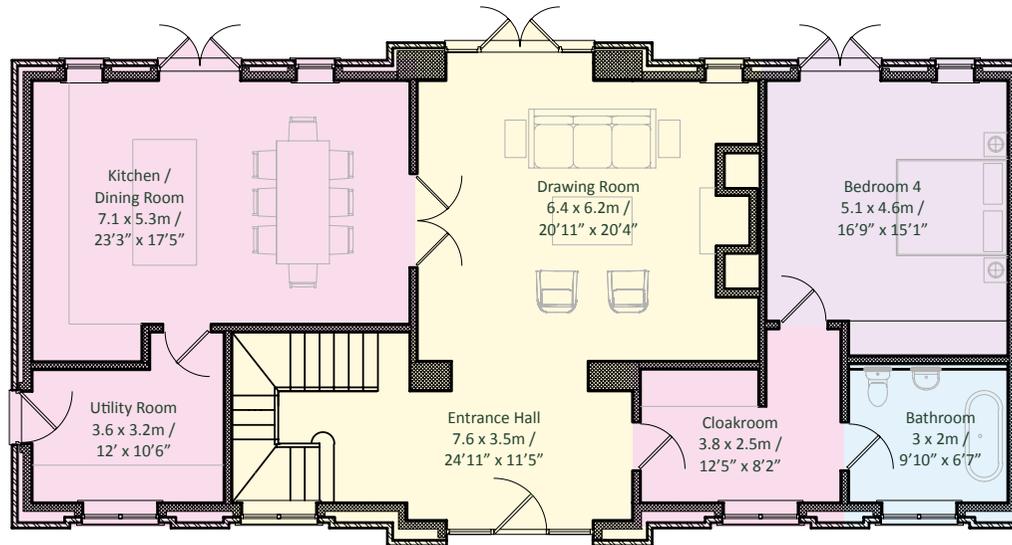
Plot 2:

Ground floor – 150 sq m or 1,614 sq ft

First floor – 123 sq m or 1,322 sq ft

Total – 273 sq m or 2,936 sq ft

Garage – 60 sq m or 645 sq ft



GROUND AND FIRST FLOOR PLAN



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PARK HOUSE GARAGE AND STORE

■ Storage

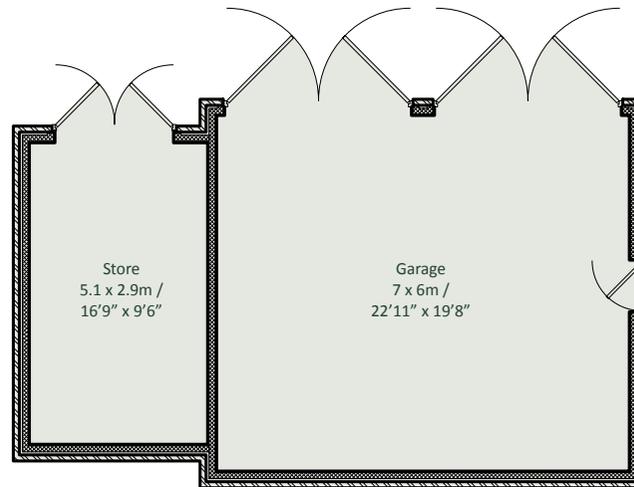
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Total – 273 sq m or 2,936 sq ft

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GROUND FLOOR PLAN

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GARDEN PLAN

- 1 Primary Access
- 2 Forecourt
- 3 Park House
- 4 Dining Terrace
- 5 South Lawn
- 6 Park House Cottage
- 7 Stand-alone Garage
- 8 Secondary Access



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ESTATE PLAN

- 1 Park House
- 2 Park House Cottage
- 3 Standalone Garage
- 4 Parkland
- 5 New Copse
- 6 Pickaxe Lane



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