



Brickmakers Cottage Church Road, Swanmore - SO32 2PA

Offers in Excess £950,000

WHITE & GUARD

Brickmakers Cottage Church Road

Swanmore, Hampshire

INTRODUCTION

Dating back to circa 1850, this beautiful family home has been stylishly updated by the current owners and enjoys panoramic views across the countryside to the rear. With it's own charm and character that includes some original beams and fireplaces, complete with wood-burning stoves, the property was also thoughtfully extended in 2021 with the addition of an Oak frame forming part of the sitting room and overlooks the landscaped gardens. On the ground floor the house has a lounge, dining room, sitting room, spacious kitchen/breakfast room, utility room and cloakroom. On the first floor there are then four good size bedrooms, the master of which is ensuite and family bathroom. To fully appreciate everything that this true hidden gem has to offer, in addition to its wonderful location, an early viewing is undoubtedly a must.

LOCATION

Swanmore is a popular location with superb schools and amenities. Swanmore is ideally placed to enjoy all that South Coast has to offer from its beautiful countryside and coastline to its traditional villages, towns and cities. Winchester, Southampton and Portsmouth are all a short drive away with easy access to all the motorway links.

- 19TH CENTURY DETACHED COTTAGE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY, GARAGE & CARPORT FOR PARKING
- DETACHED ANNEXE
- LANDSCAPED GARDENS
- FREEHOLD
- WINCHESTER COUNCIL BAND F
- EPC GRADE D





INSIDE

Approached via a pathway that leads up to a covered entrance porch with pitched roof the front door takes you directly into the inviting entrance hall. The hall has a turned staircase overlooked by a galleried landing and part vaulted ceiling, along with an attractive stained glass window. A further door then leads you through to the very heart of the house. The sitting room, that forms part of the extension is Oak framed with French doors leading out onto a rear decked patio area and views over the gardens. The room then has Oak flooring that continues through to the spacious dining area that also overlooks the garden with exposed brickwork to one wall and fireplace with inset woodburning stove. There is then a lovely, light and airy L-shaped kitchen/breakfast room which is a dual aspect room and enjoys direct views over adjacent fields. The kitchen itself is fitted with a matching range of units, all within keeping of the age of the property and with Oak worktops, a double width range style cooker, dishwasher and further appliance space in addition to a double width Butler sink unit and quarry tiled flooring and spotlights. The utility room has a fitted Oak worktop, base units below and various appliance space with further doors that then lead through to a modern cloakroom and boot room the overlooks the front of the house. The lounge, which is also currently used as both a music room and office is a lovely dual aspect room and has a gas stove and fitted cupboards with shelving above to either side.

The master bedroom has direct views across the farmland and countryside to the rear, Oak flooring and is served by a spacious ensuite that has been completely updated and now has a double width shower cubicle, his and hers wash hand basins set onto a freestanding vanity unit and low level WC, heated towel rail and spotlights. There are then a further 3 good size bedrooms that are all bright rooms, enjoying lovely views over the surrounding fields and gardens. The family bathroom with sunken bath, wash hand basin and low level WC then completes the accommodation on the first floor.



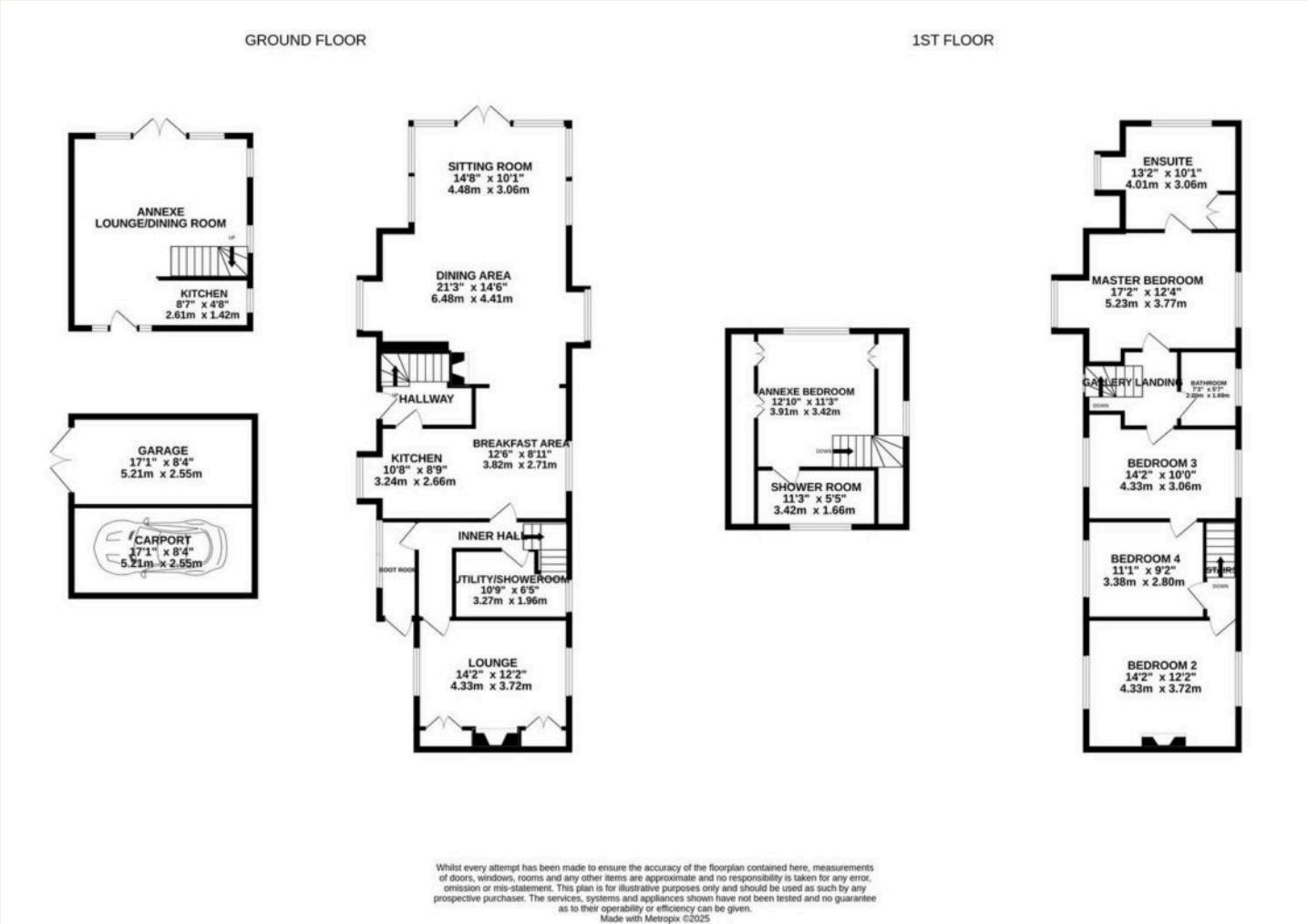
OUTSIDE

Externally the property has the additional benefit of a detached annexe, ideal for either guest accommodation or family, that has a lounge/dining room and modern kitchen on the ground floor, with a double bedroom and bathroom on the first floor, along with a private decked patio area to the rear and parking to the front. The drive for the house provides ample parking for several vehicles leading up to the barn style garage and adjoining carport. The gardens, which bring delight throughout every season, are then lawned in part and have been selectively planted with a wide range of mature flower, tree and shrubs with additional seating areas. There are also two sheds, one being used as a workshop, the other as a good size tool shed providing useful storage for garden machinery as well as various seating areas in different parts of the garden too.

SERVICES: Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND: Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

Disclaimer
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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