



Swanmore, Hampshire

Guide Price £400,000

WHITE & GUARD

2 Dairy Cottages Swanmore Park Park Lane

Swanmore, Southampton

INTRODUCTION

Set within the historic grounds of the Charles Myers Swanmore Park Estate, Dairy Farm Cottage presents a rare opportunity to reimagine a home of real substance and character. Currently in need of care and modernisation, this property sits on approximately 1.7 acres of grounds and offers immense potential for transformation. With its generous plot, distinctive farmhouse character, and the heritage of the wider estate, this is a property where vision and creativity can truly shine. Whether you dream of restoring its rustic charm, crafting a contemporary country residence, or blending the two, Dairy Farm Cottage provides the perfect canvas to create a forever home of exceptional style and presence.

LOCATION

Dairy Farm Cottage enjoys an enviable position within the exclusive Swanmore Park Estate, once owned and re-designed in the late 19th century by Charles Myers, a director of the White Star Line, with architecture by Sir Alfred Waterhouse. The estate's heritage and exclusivity remain highly respected in the local area, and homes within its grounds rarely come to the market. Beyond the estate's charming boundaries lies the village of Swanmore, a sought-after Hampshire setting known for its welcoming community, countryside walks, and easy access to excellent local schools and amenities. The nearby market town of Bishops Waltham offers boutique shops, cafés, and historic character, while road links via the M27 and M3 connect you swiftly to Winchester, Southampton, and Portsmouth. This location balances peace, privacy, and heritage with modern convenience, making it a lifestyle choice as much as a home.





INSIDE

Approached along a charming track that weaves between open horse fields, the cottage is tucked away, creating an immediate sense of privacy and seclusion. Behind the original farmhouse, Dairy Farm Cottage reveals itself as a distinctive L-shaped semi-detached dwelling, its architecture curving into a courtyard formation that invites reinvention.

The property's highlight is undoubtedly the old milking parlor; a grand, vaulted space brimming with possibility. With architectural imagination, it could become a striking entrance hall, a dramatic living space, or a showcase room that sets the tone for the entire home.

Currently, the internal arrangement includes three bedrooms, a bathroom, lounge, and kitchen. While functional, the true allure lies in the scope for reconfiguration and extension. This is a property that begs for vision, rewarding those ready to transform it into something remarkable.

OUTSIDE

Set within approximately 1.7 acres, the grounds provide a natural and scenic boundary that enhances the sense of rural tranquillity. The land offers abundant opportunity to create landscaped gardens, outdoor entertaining spaces, or a countryside haven tailored to your lifestyle.

Park Lane borders the property, opening the possibility of more direct access (subject to planning consent). The acreage itself is limited to personal use, but its scope is vast: orchards, meadows, formal gardens, or simply wide-open space to enjoy.

Combined, the land, the heritage, and the farmhouse character position Dairy Farm Cottage as a truly rare find! It's a project home with the potential to evolve into a one-of-a-kind country retreat. It is a lifestyle opportunity, offering history, space, and the chance to create your dream home in one of Hampshire's most desirable settings.



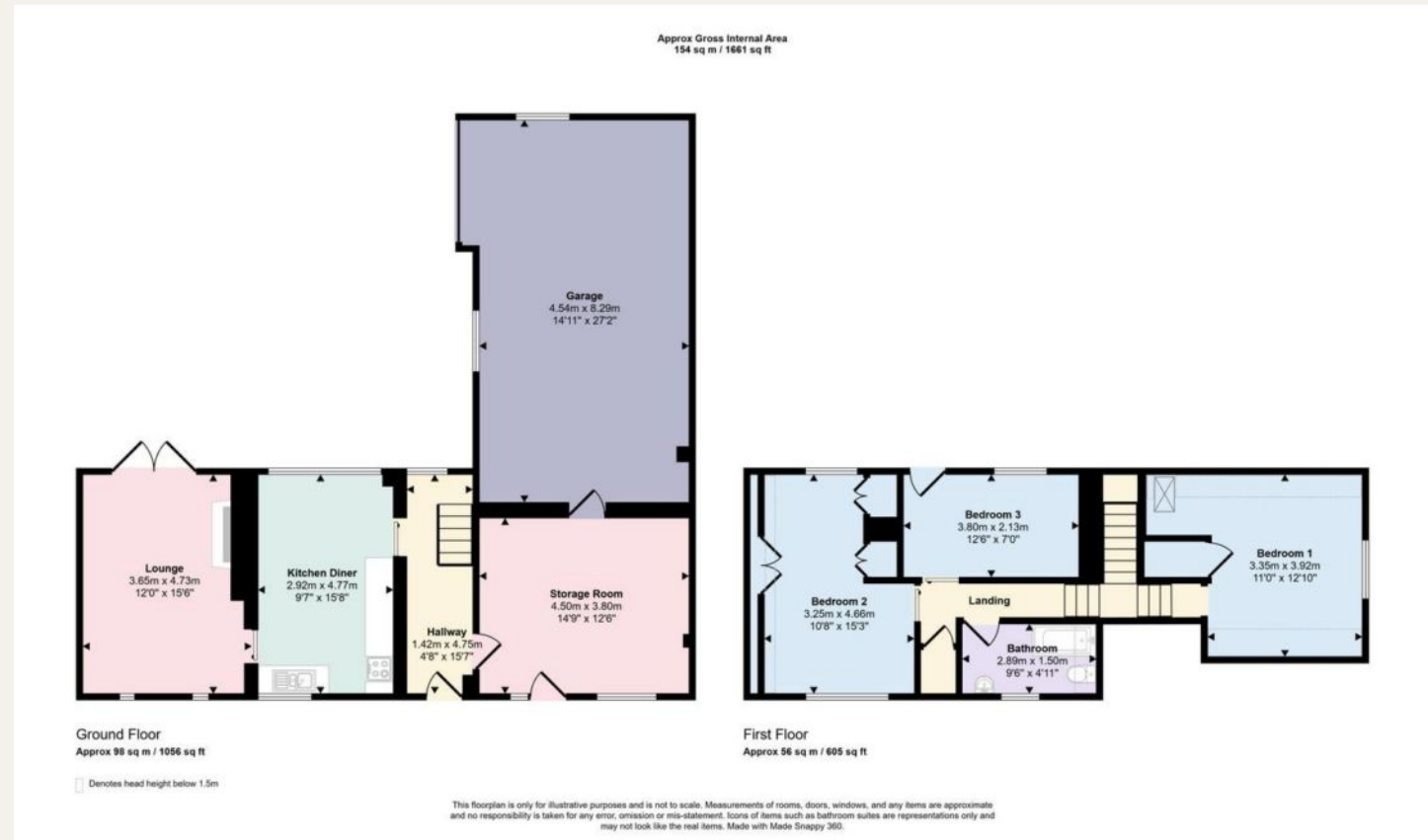
Services – Mains electric. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

- WINCHESTER COUNCIL BAND D
- FREEHOLD
- THREE BED MID TERRACED HOUSE
- SET ON 1.7 ACRES
- POTENTIAL FOR MODERISATION AND REDESIGN
- CASH BUYERS ONLY

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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