



Forge Cottage Hill Pound, Swanmore - SO32 2UN

In Excess of OIEO £325,000

WHITE & GUARD

Forge Cottage Hill Pound

Swanmore, Southampton

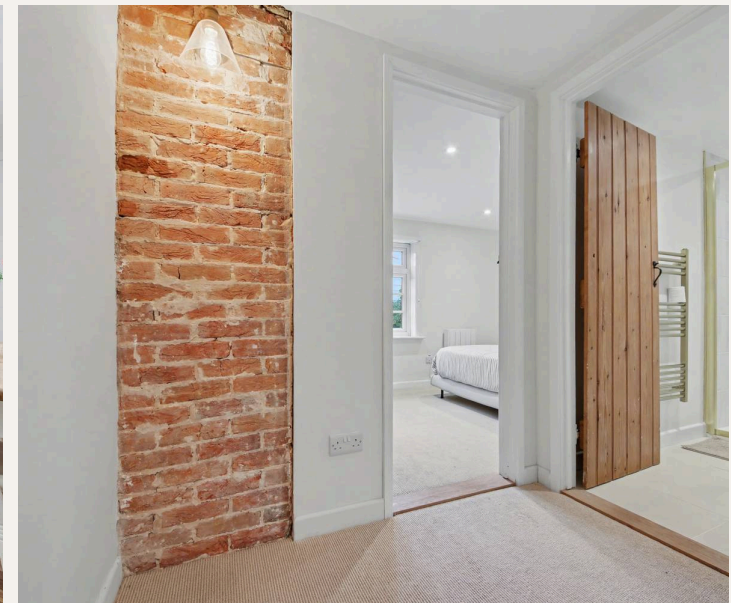
INTRODUCTION

A two bedroom character cottage in Swanmore being sold with no forward chain. Having undergone a significant level of upgrading in recent times the property combines period charm with contemporary living, making it an exceptional find for those seeking a characterful yet modern home.

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.

- NO FORWARD CHAIN
- CHARMING TWO BEDROOM CHARACTER COTTAGE
- RECENTLY REFURBISHED BY THE CURRENT OWNER
- STUNNING MODERN KITCHEN
- LOUNGE DINER WITH WOOD BURNING STOVE
- PRIVATE GARDEN WITH SEATING AND PATIO AREA
- OFF ROAD PARKING
- FREEHOLD
- WINCHESTER COUNCIL BAND C
- EPC RATING D





INSIDE

The main reception room exudes warmth with its exposed brick fireplace housing a cosy wood-burning stove and complemented by oak flooring. The modern kitchen is a standout feature, having been re-fitted to provide a range of sleek shaker style units with complimentary fitted worktops over, which incorporate an inset ceramic farmhouse sink, induction hob and electric oven. Stairs lead to the first floor and an internal door leads to the pantry, our clients have advised the room contains the relevant plumbing to install a downstairs WC. At the rear of the kitchen a door leads through to a lean to which has space and plumbing for a washing machine.

The first floor landing leads to all rooms and showcases a part exposed brick wall which acts as a lovely cosmetic feature to this beautiful home. The two bedrooms are both generously proportioned double rooms, each benefitting from large windows, neutral décor, recessed lighting and either carpet or wooden flooring for comfort and style. The recently completed shower room delivers a contemporary design, featuring an impressive walk-in shower with stylish brass fixtures, a designer basin set atop a panelled vanity which incorporates a WC and a heated towel rail.

OUTSIDE

To the front of the house, a dropped kerb provides vehicular access to a large driveway capable of accommodating multiple vehicles and is enclosed by panel fencing to one side and a mature hedgerow to the other.

The property enjoys a substantial private garden bordered by mature trees and well-maintained hedged boundaries, creating a lovely retreat with a sense of seclusion. A patio area laid to stone chipping extends to a large lawned area which houses a garden shed at the rear.

SERVICES : Mains electric, water and drainage. (No gas to the property)

BROADBAND: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.



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ANTI-MONEY LAUNDERING REGULATIONS

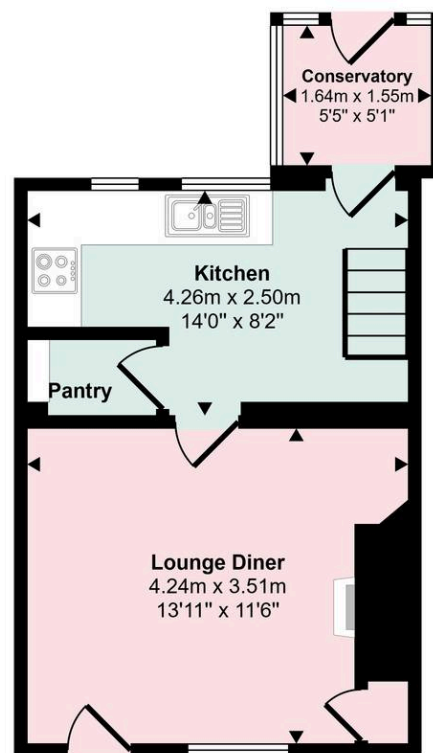
Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

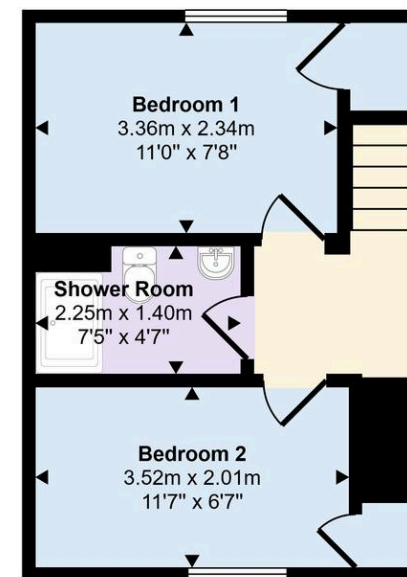
DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or 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.

Approx Gross Internal Area
54 sq m / 584 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft



First Floor
Approx 26 sq m / 275 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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