



Abercorn Park Lane, Swanmore - SO32 2QQ
£500,000

WHITE & GUARD

Abercorn Park Lane

Swanmore, Southampton

Situated on Park Lane which runs between Upper Swanmore and Droxford, Abercorn is a beautifully preserved mid-terrace cottage dating from circa 1860, where period charm blends effortlessly with modern family living. Enjoying uninterrupted countryside views to the front extending to Cheesefoot Head 8 miles away near Winchester and an enchanting mature garden to the rear, this elegant three-bedroom home offers a lifestyle defined by tranquillity, character and connection to nature. Rich in original features including fireplaces, picture rails and traditional proportions, the property also benefits from stylish contemporary touches such as a country kitchen, versatile living spaces and practical family accommodation. Warm and welcoming throughout, Abercorn is perfectly suited to families, professional couples or those seeking a peaceful village retreat. With parking for multiple vehicles at the rear of the property, further potential subject to planning, and beautifully balanced indoor and outdoor spaces, this is a rare opportunity to acquire a home of genuine charm within the South Downs National Park.

LOCATION

Originally a cottage serving Swanmore Park Farm, Abercorn enjoys peaceful rural surroundings alongside excellent accessibility. The area is renowned for its rolling countryside, scenic walks and strong sense of community, making it ideal for those who appreciate outdoor living with numerous footpaths and bridleways on the doorstep. Within the South Downs National Park Abercorn offers endless opportunities for walking, horse riding, cycling and exploring, while nearby villages (Swanmore, Droxford, Meonstoke and Corhampton equidistant) provide a range of amenities including a well-regarded schools for all ages, village stores, sports facilities and traditional pubs. For commuters, Winchester, Fareham and Southampton are all easily accessible, with nearby rail links from Winchester connecting to London and the South Coast. The area is also well placed for independent schools, leisure pursuits (riding and Corhampton Golf Club) and even sailing facilities along the coast.





INSIDE

From the moment you arrive, Abercorn exudes warmth and character. A charming pathway leads through the entrance porch into the welcoming sitting room, where an attractive fireplace with inset multi-fuel stove creates a cosy focal point.

Beyond lies the dining room, ideal for entertaining and family gatherings, with original fireplaces and views across the front garden enhancing the home's period charm. At the heart of the property is the spacious family living area, a versatile and inviting space designed for modern everyday living.

The adjoining kitchen is fitted with white cabinetry, oak worktops and a traditional Butler sink, combining timeless country styling with practicality. Integrated appliances and patterned flooring complete the space, while the conservatory-style garden room beyond is flooded with natural light from vaulted ceilings and Velux windows, opening directly onto the rear patio and garden.

Upstairs are three generous double bedrooms, each with individual character. The principal and second bedrooms enjoy countryside views and original fireplaces, while the third bedroom currently serves as a home office, offering excellent flexibility.

A spacious family bathroom with freestanding bath and separate shower completes the first floor accommodation.

OUTSIDE

The gardens at Abercorn are every bit as appealing as the cottage itself. To the rear, the beautifully mature garden provides a private sanctuary filled with established planting, seasonal colour and peaceful seating areas ideal for entertaining or quiet relaxation.

The patio adjoining the garden room creates the perfect setting for al fresco dining, while the front of the property enjoys delightful open countryside views that further enhance its rural charm.

Practicality is equally well considered, with parking for multiple vehicles to the rear and additional potential for parking to the front, subject to the necessary permissions. Combining character, privacy and natural beauty, the outside space perfectly complements this charming country home



SERVICES:

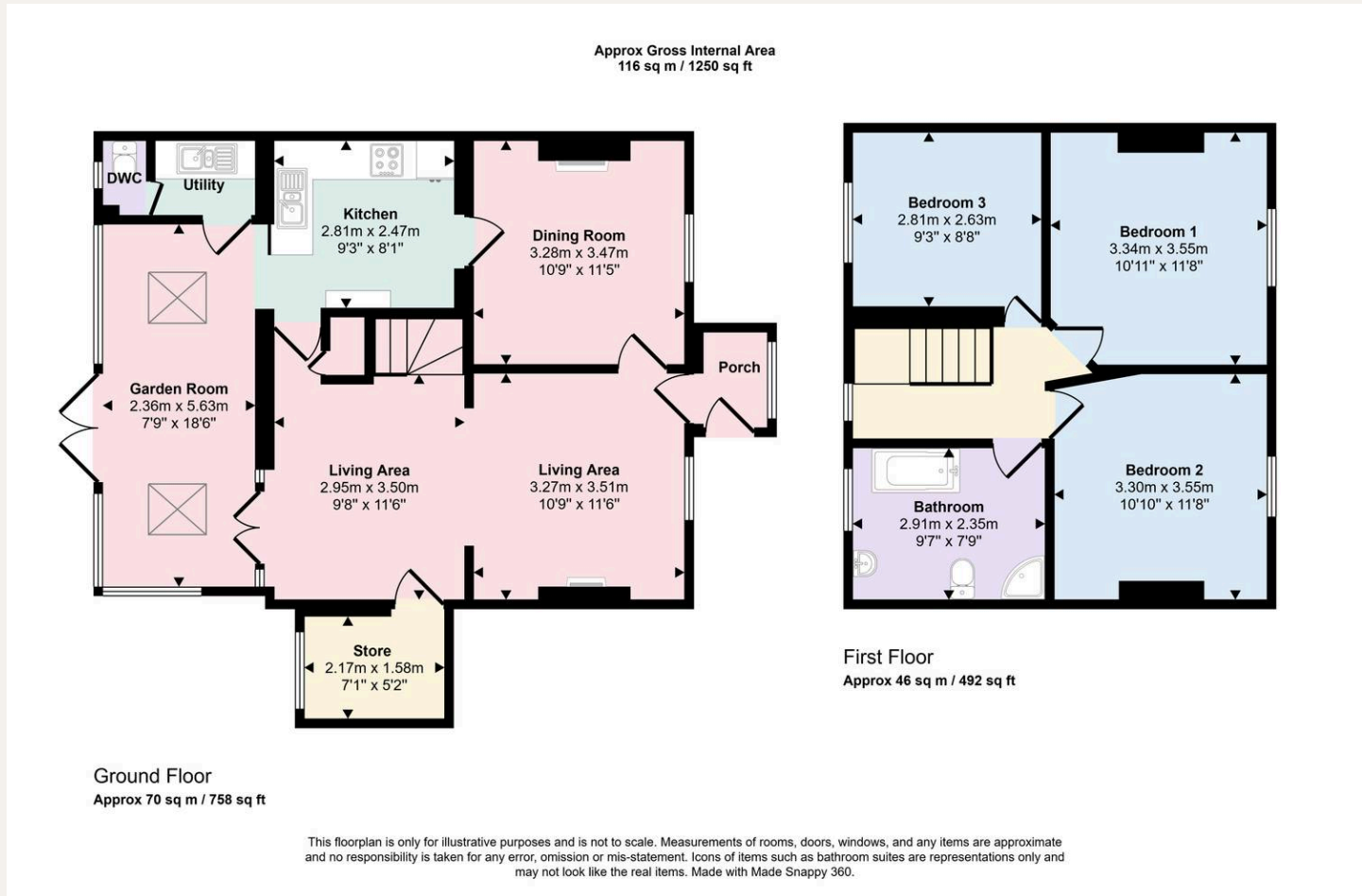
Water, electricity, multi-fuel stove heating system and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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

- BEAUTIFULLY PRESERVED MID-TERRACE COTTAGE DATING FROM CIRCA 1860
- THREE WELL-PROPORTIONED BEDROOMS
- WEALTH OF ORIGINAL PERIOD FEATURES INCLUDING FIREPLACES AND PICTURE RAILS
- STYLISH COUNTRY-STYLE KITCHEN WITH MODERN CONVENIENCES
- FURTHER POTENTIAL SUBJECT TO THE NECESSARY PLANNING PERMISSIONS
- SITUATED IN THE SOUGHT-AFTER VILLAGE OF SWANMORE
- PARKING FOR MULTIPLE VEHICLES
- MATURE REAR GARDEN OFFERING PRIVACY AND TRANQUILLITY
- FREEHOLD - EPC RATING D
- WINCHESTER COUNCIL BAND D

DISCLAIMER

These particulars do not 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.



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.

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