

1 BRICKYARD ROAD

Swanmore SO32 2PJ
Guide Price £695,000



WELLER
PATRICK



PROPERTY FEATURES

A superbly presented four bedroom, semi-detached home with large garden in popular village

Sitting Room • Kitchen • Dining Room • Conservatory • Utility room

Four bedrooms • En-suite • Family bathroom

Garage • Driveway parking • Established gardens • Greenhouse • Gazebo



DESCRIPTION

This superbly presented four bedroom cottage is situated in sought after Swanmore and benefits from most attractive and well presented accommodation with the added feature of a large garden. The whole plot extends to approaching .25 of an acre including ample parking and a garage. This property oozes charm and character and provides for spacious and comfortable accommodation. Features include, character elevations with some sash style double glazed windows and shutters, attractive flooring, fireplaces and traditional style radiators to some rooms.

The property is located in an established lane with fields to the front and within a short drive (or walk) to the village centre with its store, post office, church, coffee shop and well regarded primary school. Swanmore College of Technology at secondary level is within a very short walk of the property.

The property benefits from a welcoming hallway with a cloakroom, your eye is drawn through to the dining room and kitchen, conservatory and garden. The dining room features a fireplace with gas fired stove and bifold doors which lead onto the patio. The refitted kitchen with a range cooker is attractive and there is also a utility room adjoining. The conservatory features underfloor heating, double doors and a view over the garden. The character sitting room with a log burning stove is to the front.

On the first floor is a roomy landing with wardrobes and an airing / boiler cupboard. Bedroom one to the front with a superb en suite offers field views, there is also a walk in wardrobe. Bedroom two is at the rear with an outlook over the garden. There are two further bedrooms so four in total and a family bathroom.

To the outside the property is approached over a driveway providing parking and leading to the garage with a doors to the front and rear. Adjacent to the rear is a feature paved garden area with a large patio, bifold doors from the dining room and double doors lead from the conservatory. A pergola with established wisteria provides a pleasant seating area.

DIRECTIONS

From Bishops Waltham take the B2177 towards Waltham Chase. Turn left at the traffic lights and left again into New Road. Brickyard Road is the first turning on the right. The property is the third house on the right.

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band D

Mains drainage, electricity and water. Gas heating.

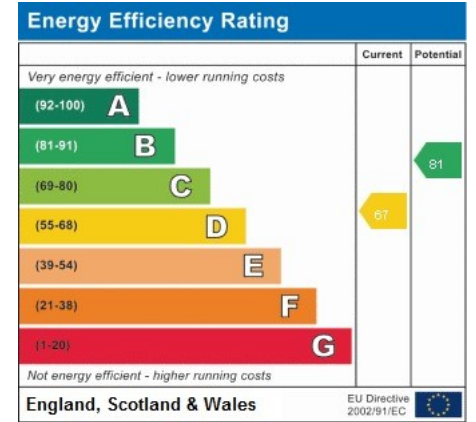
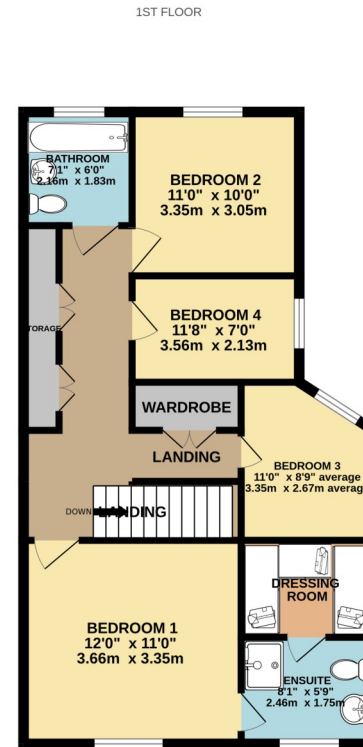
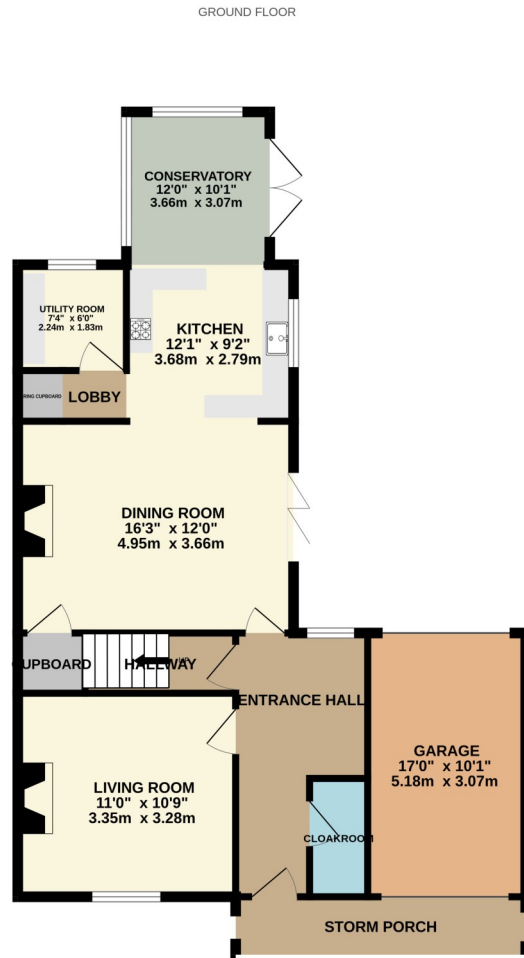
VIEWINGS By appointment through Weller Patrick.
Tel: 01489 893555

Particulars prepared 25th August 2023





1 Brickyard Road
 Swanmore
 Hampshire
 SO32 2PJ



Address:
 1 Brickyard Road

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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