

# NORTH COTTAGE

2 Vicarage Lane, Swanmore, SO32 2PW

Asking Price £585,000



WELLER  
PATRICK





## PROPERTY FEATURES

A beautifully presented character property in a superb location in the sought after village of Swanmore

Entrance Hallway • Sitting room • Dining room • Kitchen

Three Bedrooms • Bedroom one with en-suite shower room • Family bathroom

Driveway parking • Garage • Garden • Viewing highly recommended





## DESCRIPTION

Offered with no forward chain is this beautifully presented and delightful character three-bedroom cottage with most attractive elevations and featuring a superb location in the sought-after village of Swanmore.

The accommodation on the ground floor comprises an entrance hallway, dining room with open fire, a modern fitted kitchen with access out into the rear garden and a cosy sitting room with a wood burning stove. On the first floor there are three bedrooms, the master bedroom benefitting from an en-suite shower room, and a family bathroom.

Outside the property benefits from off road parking and a garage. To the rear of the property there is a attractive rear garden which is mainly laid to lawn with mature raised borders and a separate seating area. There is also a log store, potting shed and an access to the front of the property that provides additional storage.

The picturesque village of Swanmore is nestled in the Meon Valley. The property enjoys access to the local amenities including the well regarded local Primary school, village pubs and is within a short distance of Meon Valley Country Club which its extensive leisure and golfing facilities. Communications are excellent with the M3, A34 and M27 within easy reach providing access to London and the south coast.

The delightful and traditional country town of Bishops Waltham is within approximately two miles and is extremely popular and desirable with a thriving community and a most attractive traditional high street with a range of shops, services, restaurants and coffee shops. A range of schooling options are available locally.



Early viewing of this charming character property is recommended.



## DIRECTIONS

From our offices in Bishops Waltham take the Hoe Road to Swanmore which commences in Bank Street in Bishops Waltham. Continue into the village of Swanmore and proceed through the village leaving the Primary School to the left. After a short distance turn left into Vicarage Lane and the property can be found on the left hand side after a short distance.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council  
Council Tax band D  
Mains gas, electricity and drainage

## VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555

Particulars amended on 8th June 2023



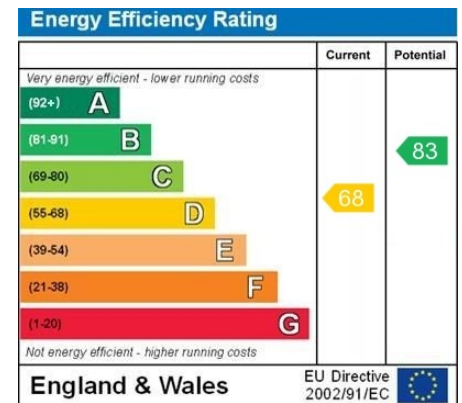
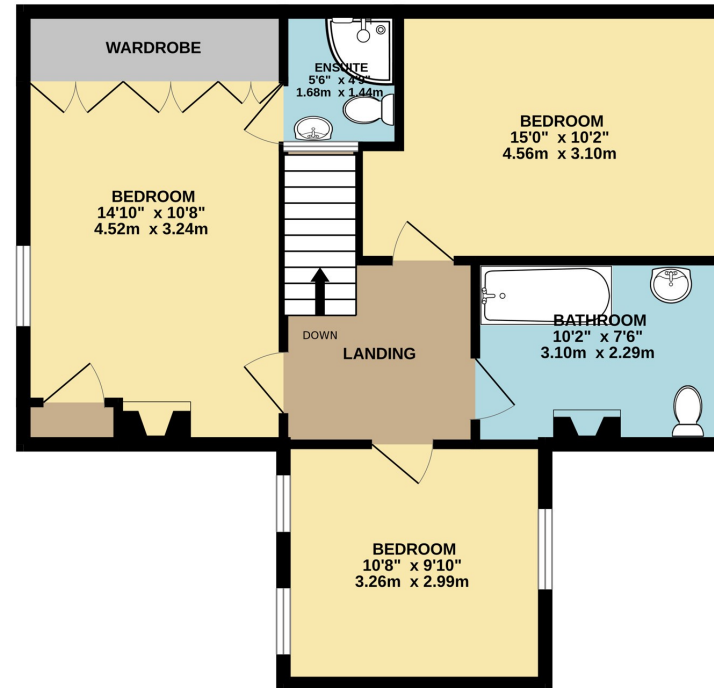
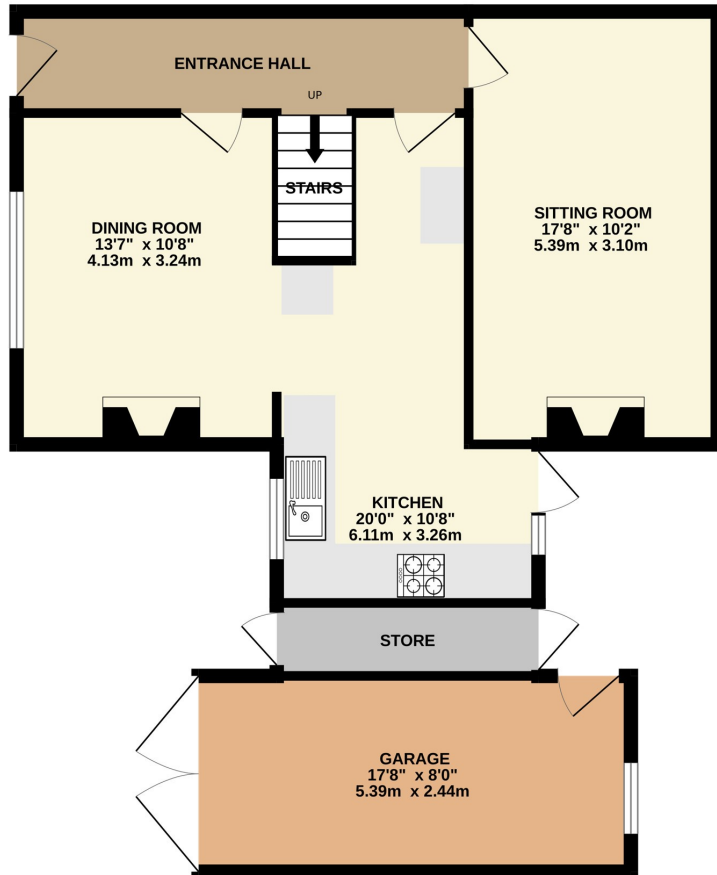






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