



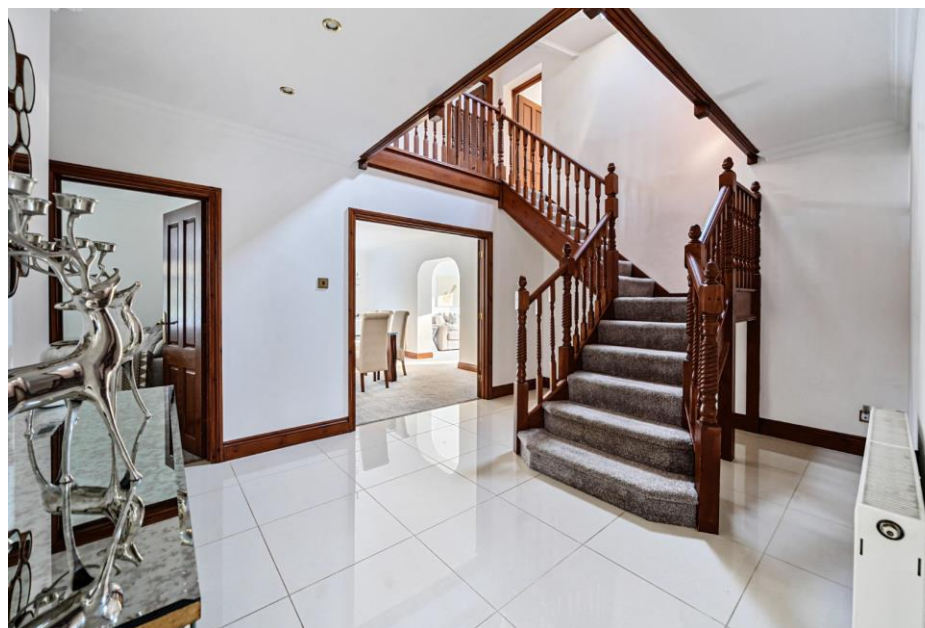
Forest Road, Swanmore, Hampshire, SO32 2PL





Forest Road, Swanmore, Southampton, Hampshire, SO32 2PL

A beautiful countryside residence set in an Area of Outstanding Natural Beauty and boasting well-proportioned accommodation to suit any growing family.



- Exceptional detached countryside residence approaching 4000 sq ft of well-proportioned accommodation
- Sought-after village location surrounded by rolling countryside
- Five/six bedrooms with six en-suite bath/shower rooms
 - Principal bedroom with en-suite dressing room and private balcony
- Spacious kitchen/breakfast room and separate utility room
- Three/four reception rooms and a conservatory
 - Annexe including modern kitchen and bathroom
 - Triple stable block and tack room
 - Triple garage and extensive driveway parking
 - Formal grounds totalling 2.48 acres

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ACCOMMODATION

A beautiful countryside residence set in an Area of Outstanding Natural Beauty with approximately 6000 sq ft of flexible space including an annexe and stabling. The home sits on a plot measuring approximately 2.48 acres and provides picturesque views over the private grounds and surrounding countryside. Quality is conveyed throughout the home which is entered via the spacious entrance hall with a convenient guest cloakroom. On the ground floor is a 23'10 x 15'5 dual aspect sitting room, featuring floor to ceiling glass windows, a real highlight which floods the room with superb natural light. The vast and stunning kitchen/breakfast room is suitable to match any family needs and opens to a useful utility room. A formal dining room leads to the conservatory which bestows private views over the tranquil garden. The well-proportioned living accommodation continues with a study and a ground floor bedroom/further reception room which includes a convenient shower room. The first floor continues to impress with five bedrooms which are all accompanied by en-suite bathrooms and all located off of the 'U' shaped landing. The principal bedroom suite enjoys a dressing room, en-suite bathroom, with a separate bath and shower and also a gorgeous balcony overlooking the delightful gardens. The current owners have curated a specific working space in the highly versatile annexe/outbuilding. The annexe also includes a modern kitchen and bathroom. With quadruple aspect the space is bright and airy and provides direct access onto the gardens. The formal gardens are mostly laid to lawn and raise gently to the wooded area bordering the grounds. Directly from the property's kitchen and sitting room is the open patio terrace with a solid roof providing a lovely space to enjoy the evening sun or entertaining guests. Fulfilling any budding gardener's needs is the vegetable garden which is complemented by a greenhouse. Further outbuildings include a triple garage and triple stable block with tack room. The exceptional property is approached via electric gates and in turn leads to a private driveway for multiple vehicles.



SITUATION

Swanmore has a village shop, post office, and a hairdresser. A wider range of amenities are available from the market town of Bishop's Waltham and a little further away Winchester, Southampton, Portsmouth and Chichester. Bishop's Waltham is a small historic town situated at the head of the River Hamble and surrounded by many villages. It is home to the ruins of Bishop's Waltham Palace, an English Heritage monument and a variety of convenient shops and traditional inns. The historic city of Winchester is only a short drive away, offering many impressive features and famous attractions and a wide range of shopping and leisure facilities. The area includes a theatre, cinema, tennis and squash club, a number of restaurants and bars together with a mainline railway station serving London Waterloo in about 1 hour.

The locality also offers a wealth of country pursuits on the doorstep with footpaths and bridleways in abundance. There are mainline stations at Southampton Parkway, Winchester and Petersfield with the M27 junction 7 close by, giving good access to the M3 and A3 both of which offer direct routes to London. Southampton International Airport is approximately 8 miles away and offers flights to various European destinations.





Approximate Area = 3905 sq ft / 362.7 sq m
 Limited Use Area(s) = 241 sq ft / 22.3 sq m
 Annexe = 544 sq ft / 50.5 sq m
 Triple Garage = 592 sq ft / 54.9 sq m
 Outbuilding = 693 sq ft / 64.3 sq m
 Total = 5975 sq ft / 555.1 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.





LOCAL AUTHORITY

Winchester City Council

Council Tax Band - G

ASKING PRICE £1,895,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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