


Hellards



At home in Swarraton

Rose Cottage, Swarraton

ALRESFORD, HAMPSHIRE, SO24 9TQ

Guide Price £995,000

- Attractive Brick and Flint Cottage
- Stunning Rural Location with Views
- Extended and Part-Modernised
- Planning Granted for Further Extension
- Secluded Front and Rear Gardens
- Driveway Parking and Timber Garage/Workshop

A beautiful brick and flint cottage sitting in a wonderful rural location to the north of Alresford. The property has been the subject of a major refurbishment, and has been remodelled and extended to create additional space. There is further scope for improvement, and planning permission is in place for a large extension to the rear. The property is available with the benefit of no onward chain.

The property is approached via a porch, with the front door opening to an entrance hall, with a coats cupboard and stairs to the first floor. To the left is the spacious sitting room, with a fireplace and a bay window overlooking fields. The galley kitchen has a range of units, drawers and worktops, with an adjoining cloakroom and door to the garden. The dining room has a fireplace and French doors to the garden, and a door to a study/potential fourth bedroom. A door from the dining room leads through to a new extension, where the main bedroom and adjoining en-suite shower room are located.

Upstairs, there is a landing with a linen cupboard, and a separate cupboard housing the hot water tank. The first floor has been remodelled and extended to create two good size double bedrooms, each having built-in wardrobes and ensuites.





The front garden is enclosed by mature hedging, with a five bar gate allowing access to a gravelled driveway, from where there is a view over a field. The landowner of the field owns the approach to a gate allowing access to the field. We understand that the gate is rarely used. The owners of Rose Cottage have a right of access over the approach to the field. There is a recently-built garage, with a remotely controlled roller shutter door. In addition, there is an outbuilding, which is used as a workshop and storeroom.

Swarraton is located just a short drive north of the market town of Alresford and is within an easy walk of The Grange, famous for its annual operatic performances. For lovers of the countryside, this is an idyllic part of Hampshire with beautiful scenery all around. There are excellent walks from the door, and nearby is The Woolpack Inn, which is much favoured by both locals and visitors alike. There are riding stables nearby. Swarraton is located about 8 miles from Winchester and 12 miles from Basingstoke.

SERVICES

Mains water and electricity connected. Oil-fired central heating. Private drainage system.

LOCAL AUTHORITY INFORMATION

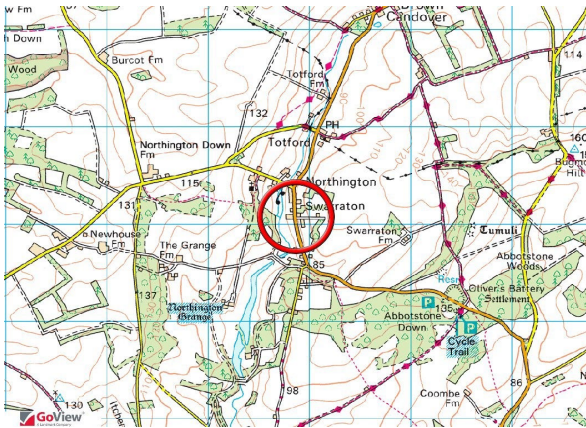
Winchester City Council
Council Tax Band: F

DIRECTIONS

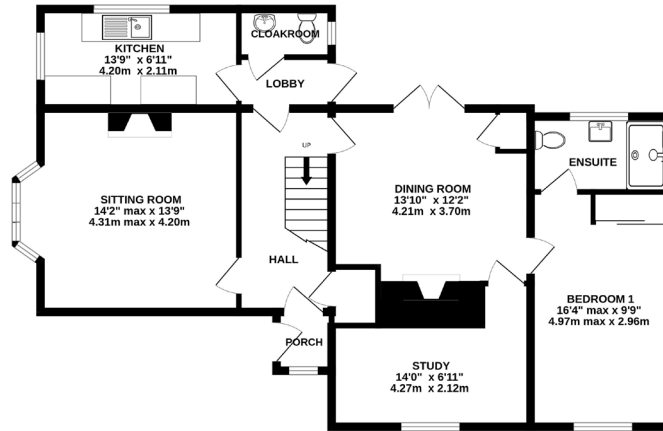
From Alresford, proceed out of the town along Broad Street in the direction of Basingstoke along the B3046. Follow this road for about 4 miles going through the village of Old Alresford. After entering Swarraton and passing The Grange, the property will be found on the left hand side after a large field.

What3Words///parsnips.front.obtain

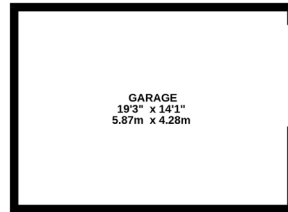




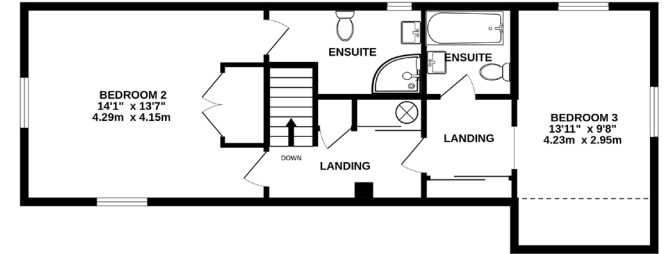
GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



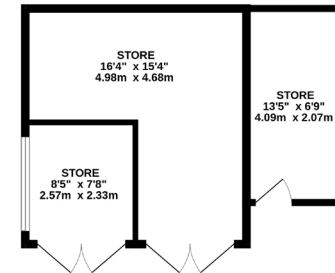
GARAGE
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



OUTBUILDING
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 2171 sq.ft. (201.7 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

