



The Bungalow  
Holywell  
Swanmore  
SO32 2QE



BYRNE  
RUNCIMAN

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## THE BUNGALOW

**PRICE GUIDE: £585,000**

### The Property

A rare opportunity to acquire the former chauffeur's cottage nestled on the edge of the Holywell Estate, in Hampshire's Meon Valley. This 1930s bungalow stands in a garden of around a fifth of an acre, with views over open fields. The property has great potential to extend if required, subject to any required planning permission. The current accommodation has a sitting room, dining room, kitchen, cloakroom, two bedrooms and a bathroom. Outside there is a timber single garage and workshop. Viewing is very highly recommended.

- \* **NO FORWARD CHAIN \***
- \* **SITUATED ON THE HOLYWELL ESTATE \***
- \* **GREAT POTENTIAL \***
- \* **SITTING ROOM\* DINING ROOM\* KITCHEN \***
- \* **TWO BEDROOMS\* BATHROOM \***
- \* **GARAGE AND WORKSHOP \***
- \* **GOOD SIZED GARDEN ADJACENT TO FIELDS \***
- \* **TRANQUIL LOCATION \***

### The Location

Swanmore is a semi-rural village at the southern end of the Meon Valley surrounded by beautiful countryside. It offers some local amenities and has the benefits of good primary and senior schools. The historic villages of Wickham and Bishops Waltham are close by and offer all local amenities. The larger centres of Fareham and Hedge End are nearby and have easy access to the M27 motorway network.

### Directions

Leave Wickham Square by the Church and turn left onto the A32 towards Alton, after approximately 2 miles turn left onto Bishopswood Road, then take the first right into Mislingford Road where the entrance to the Holywell Estate can be found, after the bend, on the right hand side.

### ACCOMMODATION

Canopy porch, front door opening to:

**ENTRANCE HALL** Double glazed window to side, picture rails, loft hatch, radiators, panelled doors opening to:

**BEDROOM ONE** Double glazed window to front, picture rails, radiator.

**BEDROOM TWO** Double glazed window to front, radiator.

**BATHROOM** Double glazed window to side, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., partially tiled walls, airing cupboard housing hot water tank radiator.

**SITTING ROOM** Double glazed casement doors opening onto garden, picture rails, radiator, square arch opening to:

**DINING ROOM** Double glazed window to front, open fireplace with adjacent cupboard and shelving, picture rails, radiator.

**KITCHEN** Double glazed windows to rear, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point with extractor\* over, space for fridge/freezer, plumbing for washing machine, oil fired boiler\* servicing central heating\* and hot water system\*, double glazed door to side, door opening to:

**CLOAKROOM** Double glazed window to front, low level w.c., wash hand basin with tiled splashback, radiator.

### OUTSIDE

Gateway opening to a gravelled driveway, offering parking, and leading to the **SINGLE GARAGE** 16'2 x 10' of timber construction with doors to the front, internal door to **WORKSHOP** 10' x 7'2 with window to rear, door to side, power and light connected.

The **FRONT GARDEN** has a pathway to the front door, an area of lawn and some shrubs. Access on both sides of the property to the good sized **REAR GARDEN** which is mainly laid to lawn with some shrubs and a shed. The garden is adjacent to open fields.

**TENURE:** Freehold.

**SERVICES:** Mains electricity. Mains water supply from the Estate, private septic tank drainage system\*.

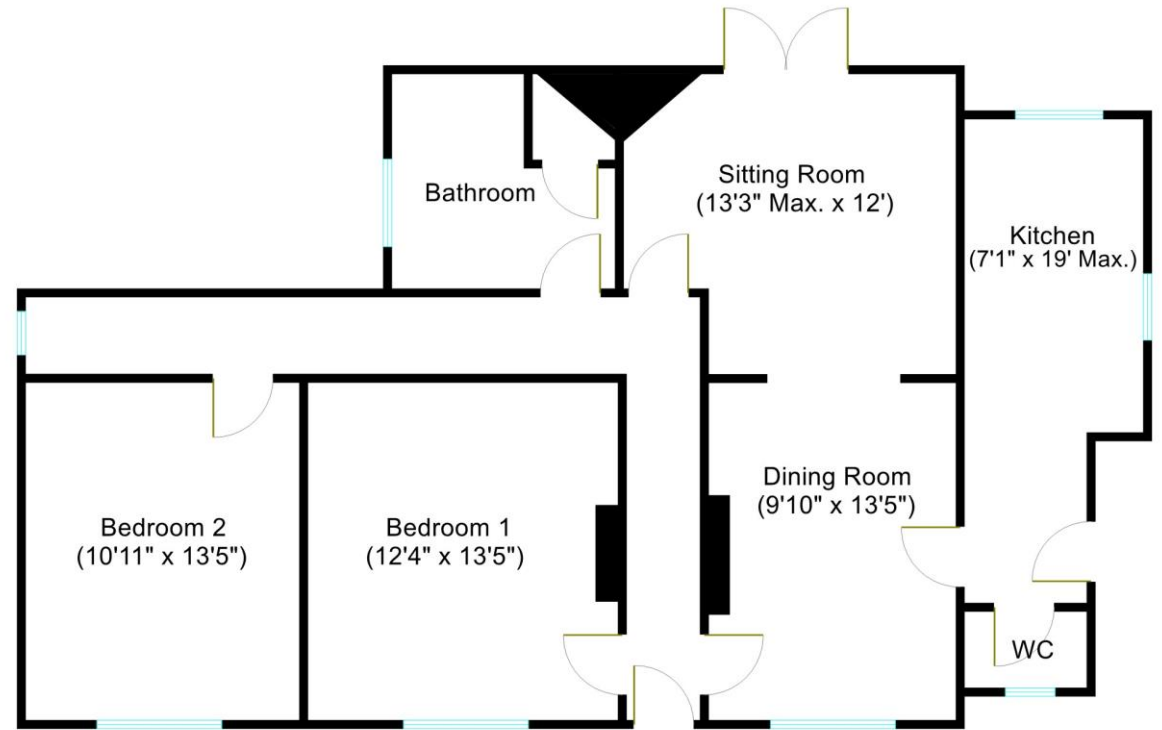
**LOCAL AUTHORITY:** Winchester.

**COUNCIL TAX BAND:** D

**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





**Total approx. internal floor area = 959.2 sq ft / 89 sqm**  
**Floor Plan for identification and guidance purposes only**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

- All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
- The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
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