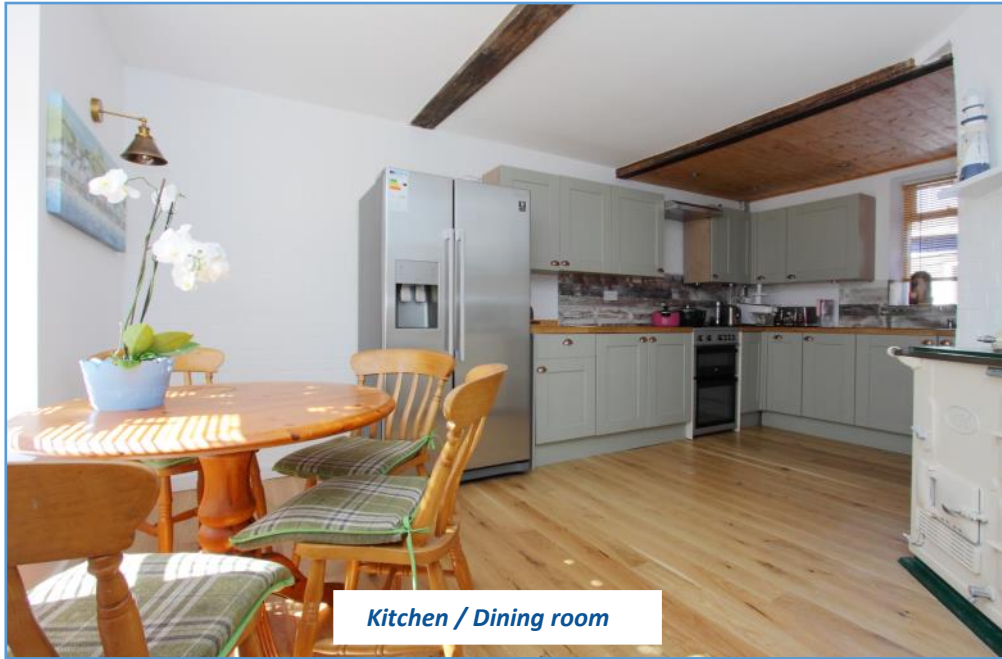




Swampton House, St Mary Bourne SP11 6AR

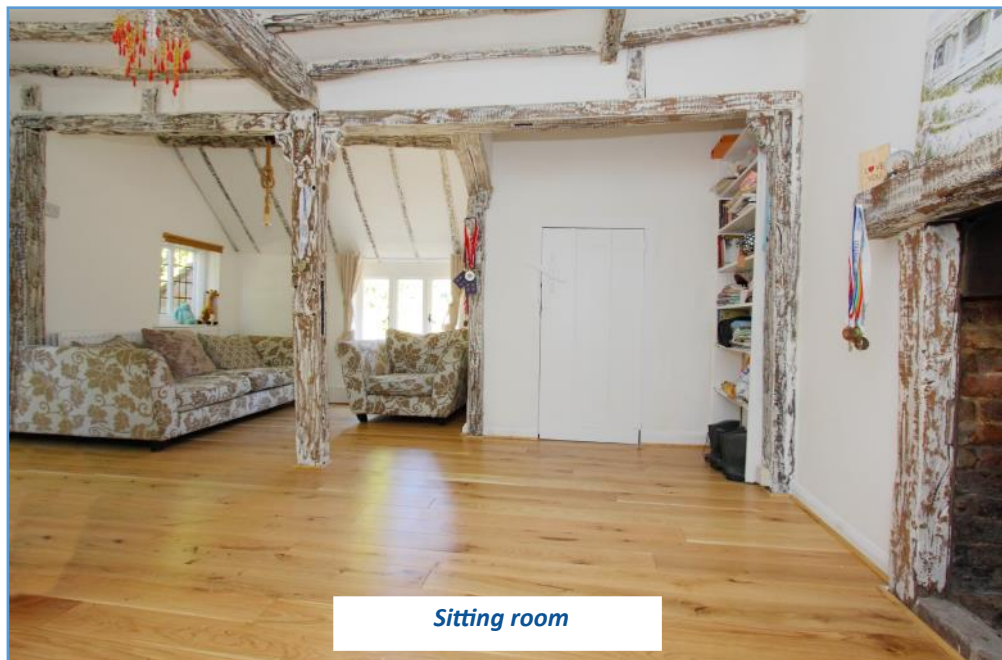
Myddelton&Major



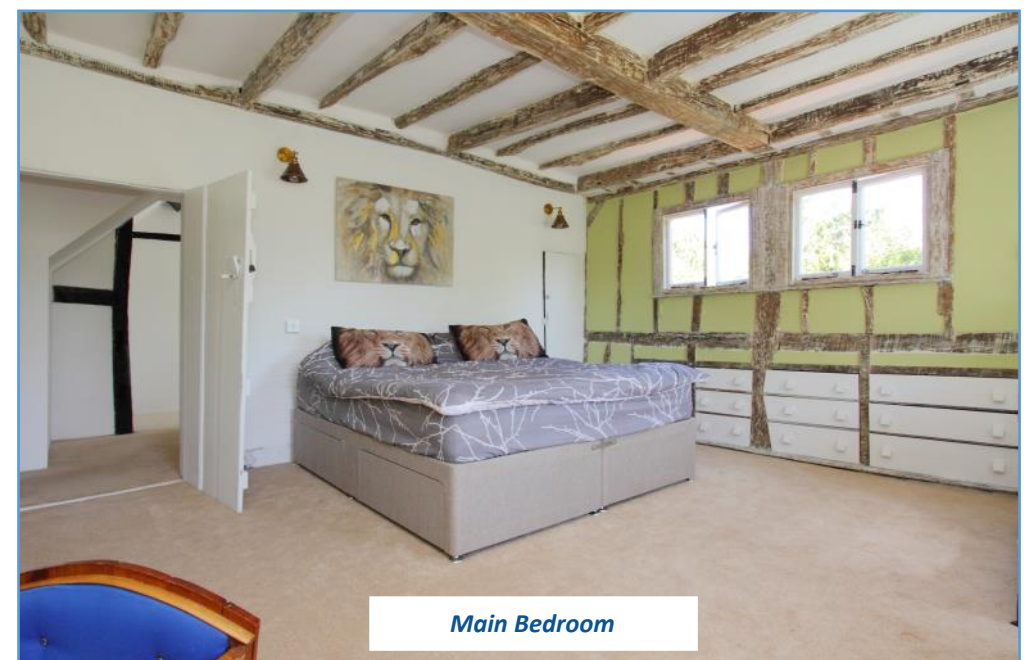
Kitchen / Dining room



Drawing room



Sitting room



Main Bedroom



A charming Listed house situated in an enviable position in the village of St Mary Bourne and enjoying attractive gardens including the Bourne Rivulet. Planning Permission Granted for an annexe/ indoor swimming pool.

Tenure: **Freehold** Size: **3226.5 ft²** EPC Rating: **F** Council Tax Band: **F**



Services - Oil fired central heating. Mains electricity and drainage.

Whitchurch 4 miles • Andover 5 miles • Newbury 18 miles • Basingstoke 18 miles

Swampton House St Mary Bourne SP11 6AR

- Kitchen/ Dining room
- Drawing room
- Five bedrooms
- Summer house
- Detached garage & office
- Cloakroom/ Utility
- Sitting room
- Two bathrooms
- A new 1000sqft Annexe/Indoor Swimming pool (Planning Permission Granted)

The Property

Swampton House is approached off the village road (Stoke Lane) and provides off road parking and a garage. The property is Grade II Listed and dates from the early 18th Century with charm and history. The accommodation is set across three floors. The kitchen includes an oil fired AGA and a newly fitted shaker kitchen.

The drawing room has an impressive Inglenook fireplace with exposed brick surround and similarly to the sitting room has many original features and beams. French doors lead from the sitting room on to a terrace area with views over The Bourne Rivulet and of the full extent of the garden.

The first floor provides three well proportioned bedrooms and two bathrooms. There are two bedrooms on the second floor. The property has been renovated with modern fixtures and features throughout. The owners have restored areas of the property and have retained many of the original beams and period features within this period house.

Outside

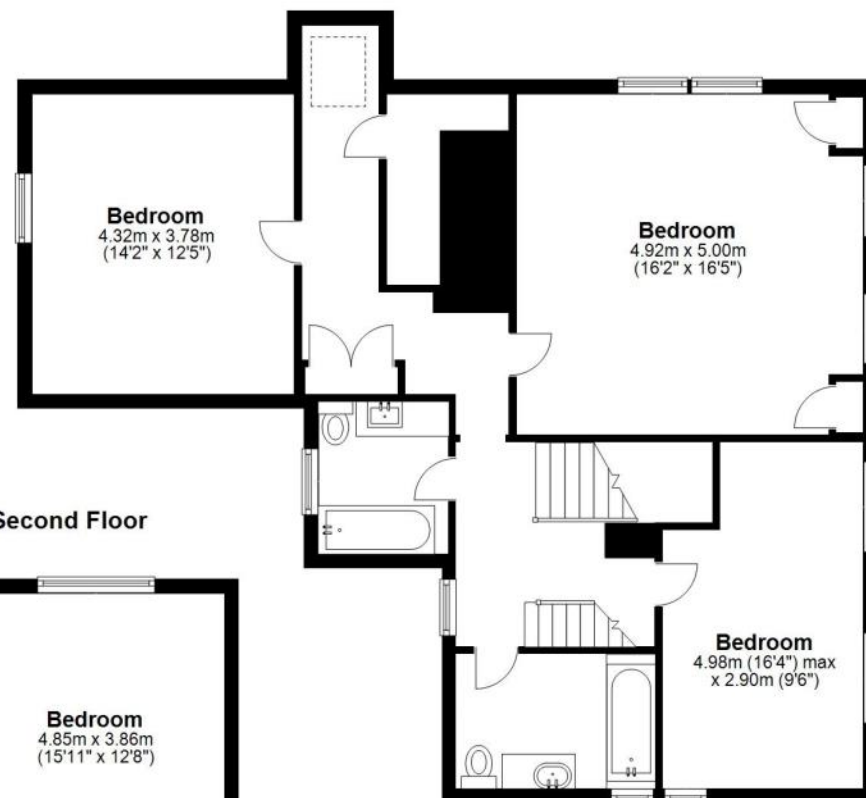
The generous garden is mainly laid to lawn. Extensive planting of mixed perennials and shrubs offer wonderful nooks and hidden areas that can be enjoyed. A couple of bridges cross The Bourne Rivulet providing further charm to this wonderful home. The summer house enjoys views over the property and offers an enchanting spot to relax. A kitchen garden can be found on the east side of the garden with a greenhouse, providing an area for garden enthusiasts.

Swampton House, St Mary Bourne - House - 239.16 SQM / 2574.4 sqft

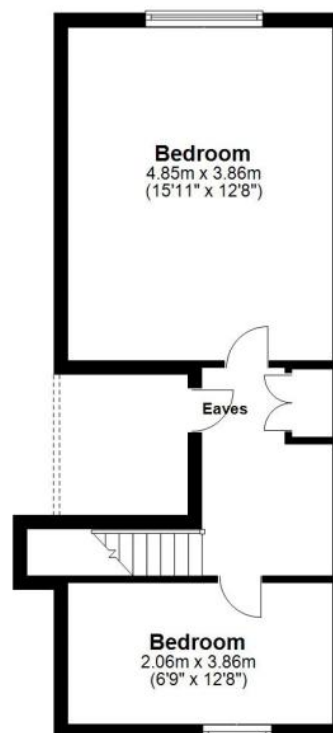
Ground Floor



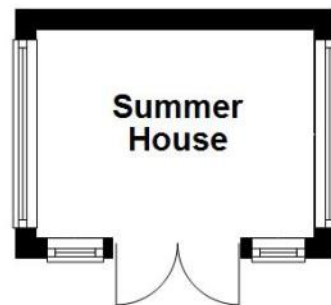
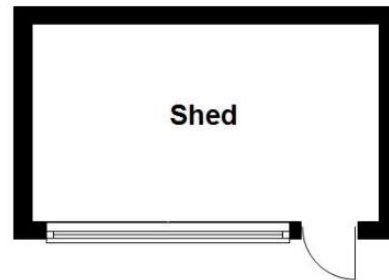
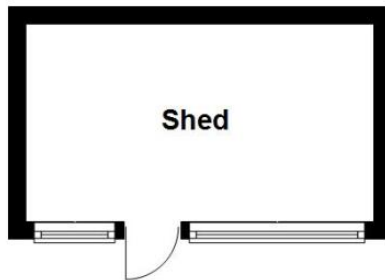
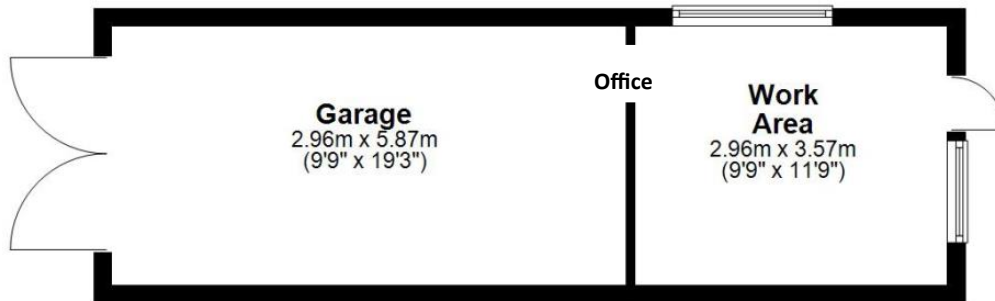
First Floor



Second Floor



Outbuildings 60.58 sq m (652.1 sq ft)



PLANNING

Planning Reference: 00/01247/HSE

Planning Permission has been Granted for the 'Construction of a swimming pool outbuilding and replacement external store following demolition of existing timber sheds.' See enclosed plans. This application has been approved and the new building could be used for a variety of potential uses.

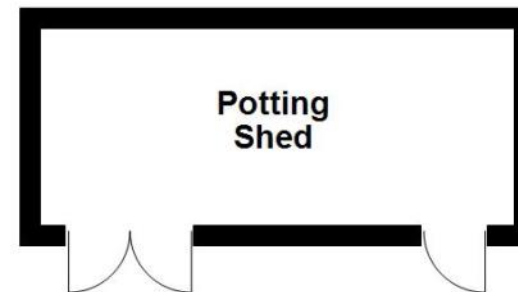
LOCAL AUTHORITY

Basingstoke & Dean Borough Council - Tel: 01256 844844

www.basingstoke.gov.uk

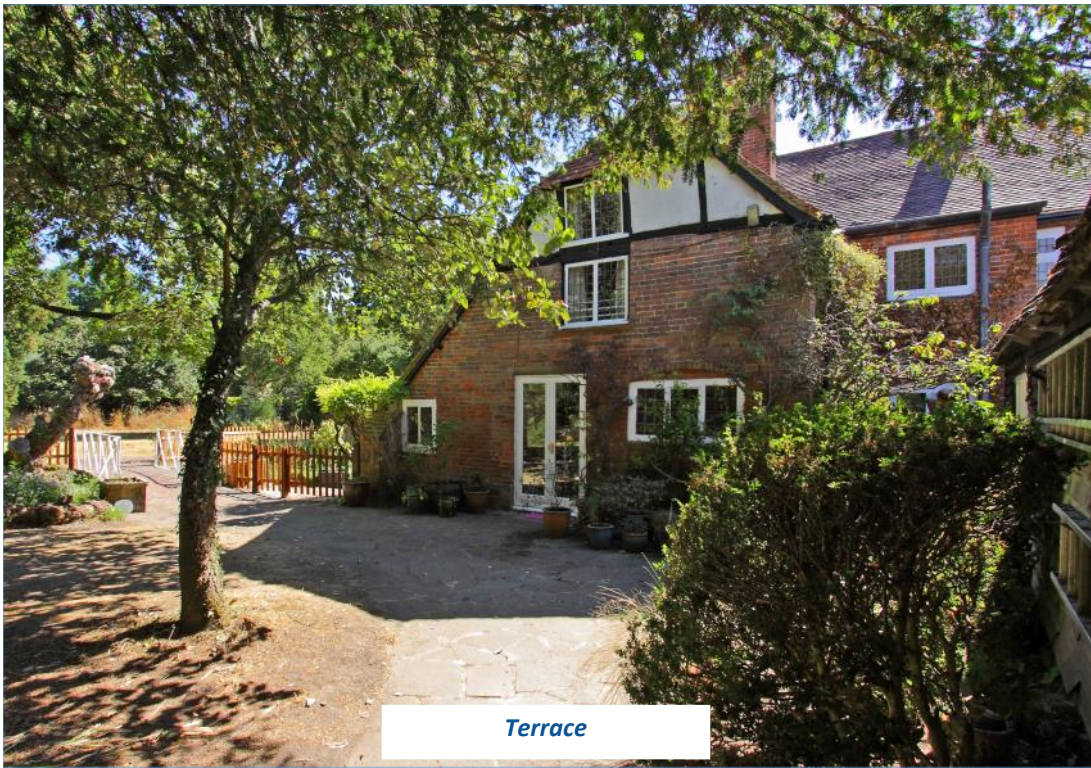
AGENTS NOTES

1. Photos taken in 2021 & 2022





Outdoor seating area



Terrace



Rear Garden



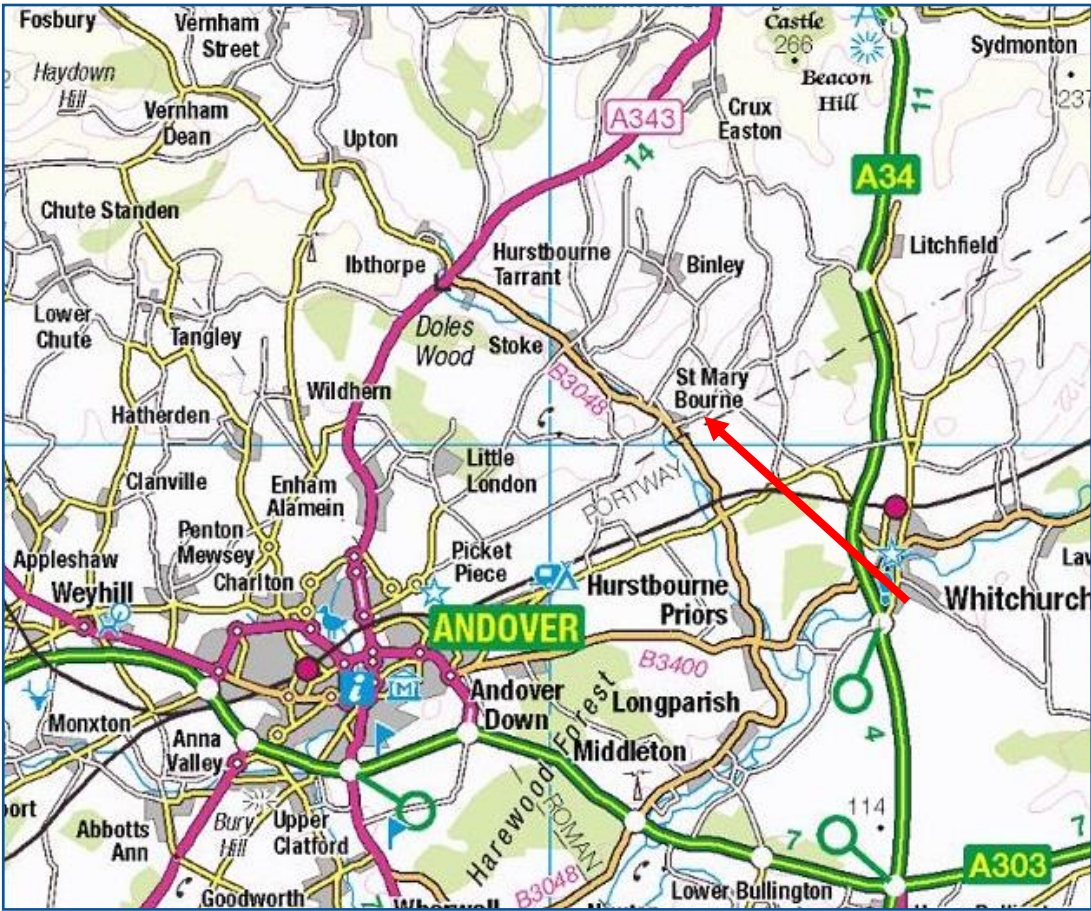
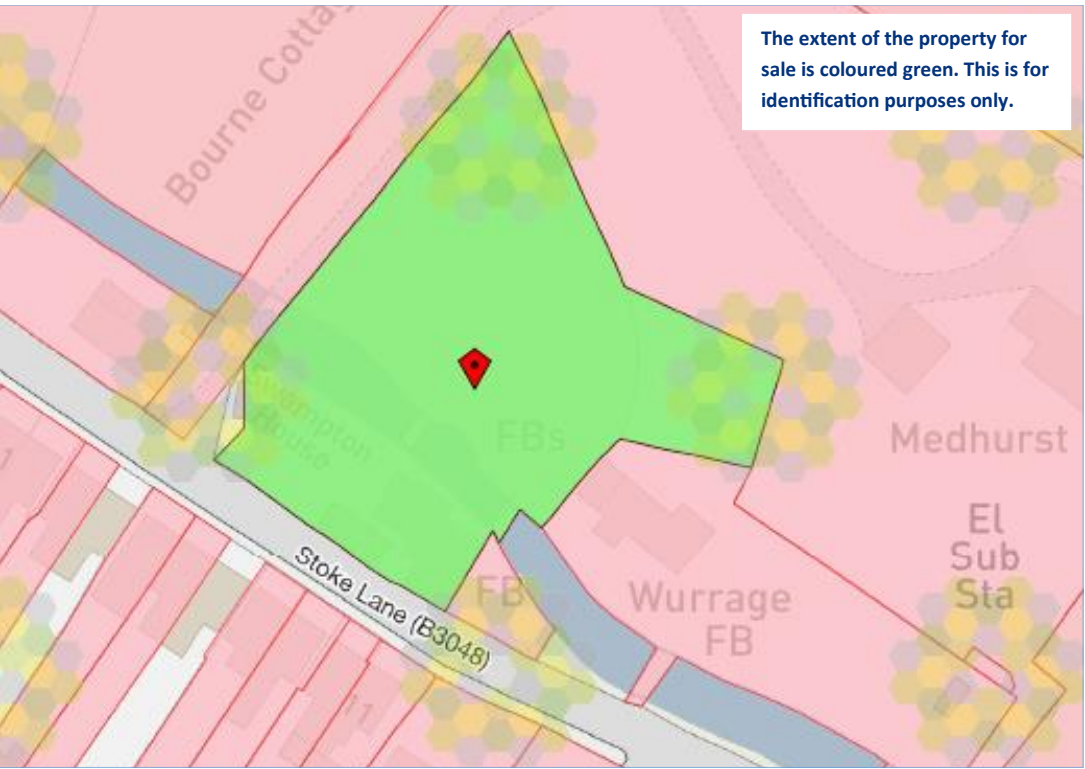
Rear Garden & The Bourne Rivulet



Location

Swampton House is a property with an interesting history and much character. Situated in the desirable village of St Mary Bourne which lies in the Bourne Valley, the surrounding countryside is particularly well known for its natural beauty, sporting facilities, walks and rides. Everyday amenities include a Church, health centre, 2 Public houses, Post Office/ Village store and Primary School.

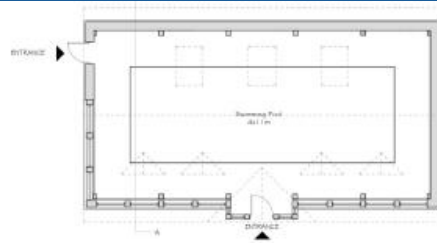
Both Andover to the south and Newbury to the north offer a more comprehensive range of facilities which include schools, indoor shopping centres and main line railway station with London connections. The neighbouring town of Whitchurch, approximately 4 miles distant also offers a range of everyday shopping facilities as well as mainline railway station with trains to London Waterloo (in just over an hour).



PLANNING PERMISSION

Proposed single storey indoor pool outbuilding in the garden. Proposed replacement of existing storage outbuilding and associated external works.

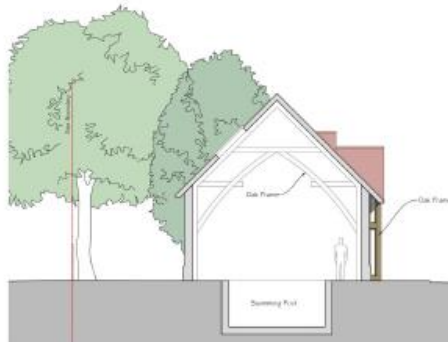
Please note - The drawings are for identification purposes only.



1 Proposed Plan
1:100 @ A1
Proposed GIA = 99.5m²



2 Proposed Roof Plan
1:100 @ A1



4 Proposed Section
1:100 @ A1



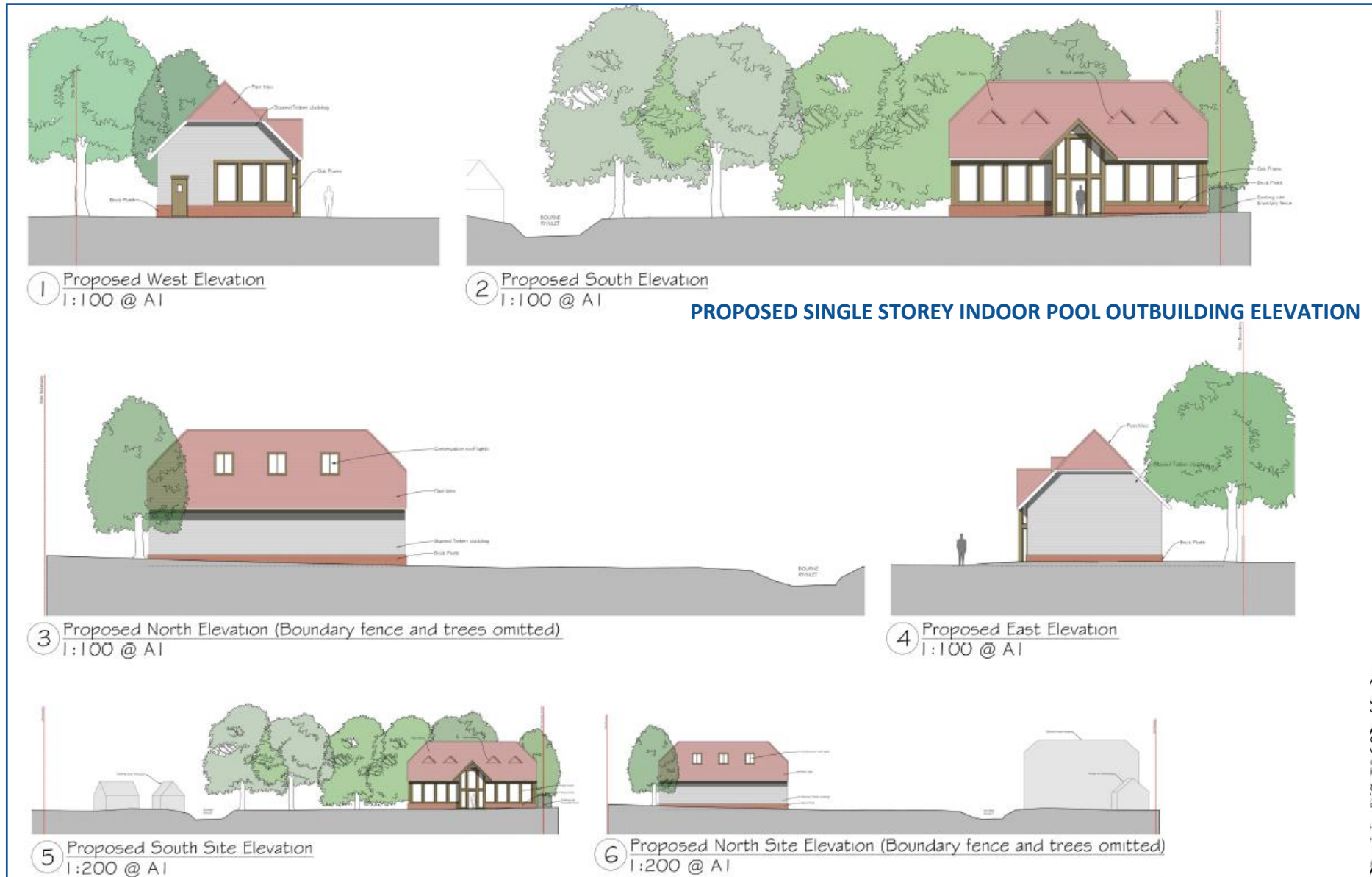
3 Proposed Site Plan
1:200 @ A1

PROPOSED SINGLE STOREY INDOOR POOL OUTBUILDING FLOOR PLAN

PLANNING PERMISSION

Proposed single storey indoor pool outbuilding in the garden. Proposed replacement of existing storage outbuilding and associated external works.

Please note - The drawings are for identification purposes only.



PLANNING PERMISSION

Proposed single storey indoor pool outbuilding in the garden. Proposed replacement of existing storage outbuilding and associated external works.

Please note - The drawings are for identification purposes only.





Views over The Bourne Rivulet & onto the garden



Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents; and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection of the property.



The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE
01264 810 400 stockbridgeresidential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton&Major