



## 2 bed character property to buy in SO31

Swanwick Shore Road, Swanwick, Southampton, Hampshire, SO31 7EF

**£240,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Grade II listed Georgian cottage dating from 1710-1830 with exceptional period character
- ✓ Characterful living room with exposed beam, brick fireplace, and wood burner
- ✓ Large south-facing courtyard garden with hot tub

## Key Information

- ✓ Council Tax: Band D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £240,000

This stunning Grade II listed Georgian cottage sits right on the waterfront at Swanwick Shore Road, where the River Hamble becomes part of your everyday life. Dating from 1710-1830, it's one of those special properties that combines genuine period character with a location that holiday home buyers dream about. With two bedrooms and beautiful original features throughout, this cottage offers exceptional potential as a second home, holiday retreat, or successful Airbnb investment.

The moment you step inside, you'll notice how cleverly this cottage balances its historic roots with comfortable modern living. The living room is the heart of the home - a relaxing, cosy space where you can genuinely unwind after a windswept walk along the river. The exposed beam runs across the ceiling, whilst the brick fireplace houses a wood burner that creates exactly the atmosphere you'd want on a chilly evening. Through to the separate dining room, there's space for proper entertaining, and the layout works brilliantly for hosting family and friends.

The kitchen is where this cottage really surprises you. Whilst the original rooms have those characterful low ceilings, the kitchen opens up with a vaulted ceiling and exposed beams that flood the space with light. It's impossible not to feel happy when you're in here - the combination of white units, wooden worktops, pale blue tiling, and terracotta floor tiles creates a bright, airy space that feels miles away from the typical cottage kitchen. There's a lovely breakfast bar for morning coffee, and the whole room has been fitted with care and attention to detail.

Upstairs, the two bedrooms are both generous doubles, with the first bedroom featuring built-in wardrobes for excellent storage. The layout is interesting - one bedroom is accessed through the other, which actually works well for families or when you're letting the property to guests. The ground floor bathroom is something special, combining practical white suite and tiling with those same gorgeous exposed beams and brick details you find throughout the cottage.

Outside, the south-facing courtyard garden is completely secluded and catches the sun throughout the day. It's a genuinely large space with a hot tub already installed - perfect for relaxing after a day on the water or exploring the local area. The combination of privacy, sunshine, and that hot tub makes this outdoor space feel like a real holiday retreat. Parking is available via a car park within easy walking distance.

Lower Swanwick is a brilliant waterfront location that feels peaceful whilst keeping you well connected. You've got the Boathouse cafe and restaurant just moments away - perfect for lazy weekend brunches - plus Swanwick Marina and excellent local pubs nearby. Swanwick railway station provides regular services to Southampton, Portsmouth, and London, whilst the M27 is easily accessible for longer journeys. Local schools are outstanding, particularly Sarisbury Church of England Junior School, though for most buyers this cottage will be about escaping to the water rather than everyday family life.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £240,000

Property Type: Character Property

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Swanwick Shore Road, Swanwick, Southampton, Hampshire, SO31 7EF

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,  
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

