

12 Kitchers Close

Sway, Lymington SO41 6DS

SPENCERS



12 KITCHERS CLOSE

SWAY • LYMINGTON

Situated within a popular residential close in the sought-after New Forest village of Sway, this attractive detached home offers approximately 1,473 sq ft of versatile accommodation arranged over two floors. The property benefits from three first-floor bedrooms, a useful ground floor bedroom or study, a spacious kitchen/dining room, separate sitting room and a delightful conservatory overlooking the garden. Further benefits include a ground floor cloakroom, separate laundry area and an enclosed rear garden, together with ample off-road parking.

£620,000

3 3 2

















The Property

The front entrance provides access to the ground floor accommodation, a useful understairs storage area and staircase rising to the first floor. A separate cloakroom is conveniently positioned off the hall, whilst the ground floor also benefits from a versatile room currently utilised as a study.

The sitting room is a well-proportioned reception room, offering a comfortable space in which to relax, with a connecting door through to the kitchen/dining room and access to the conservatory beyond.

The kitchen/dining room is a particularly generous space and providing ample room for both cooking and dining. Fitted with a comprehensive range of wall and base units, work surfaces, the kitchen also benefits from a range of integrated and freestanding appliances, together with windows overlooking the front aspect.

Accessed from the kitchen is the conservatory, a lovely additional reception space enjoying extensive glazing and views across the rear garden. With ample room for seating or dining furniture, this is an ideal spot to enjoy the garden throughout the seasons, with doors providing direct access outside.

Completing the ground floor is the study. This is a versatile room which could equally serve as a guest bedroom or additional reception space, depending on individual requirements.

To the first floor, the landing provides access to three further bedrooms, the family bathroom and a useful separate laundry area.

The principal bedroom is a well-proportioned double room, with space for fitted or freestanding bedroom furniture and further benefits from an en suite.

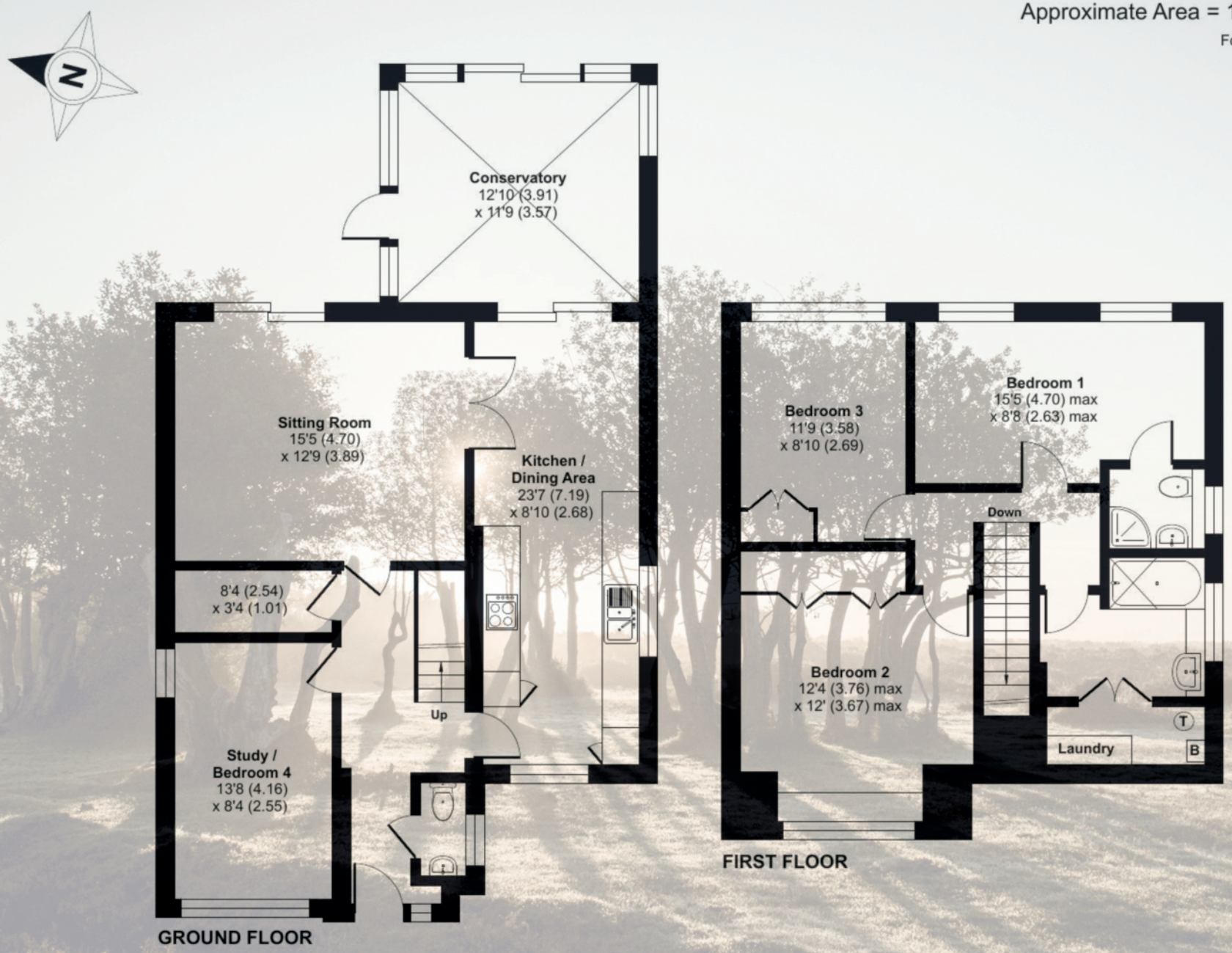
Bedroom two is another generous double room, whilst bedroom three offers a further comfortable bedroom.

The first-floor bathroom facilities are complemented by a separate laundry area, providing useful additional practicality and keeping everyday household tasks conveniently tucked away.

12 Kitchers Close, Sway, Lymington, SO41 6DS

Approximate Area = 1473 sq ft / 136.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1540898











Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: D Current: 63 Potential: 74

Services: All mains connected
Heating: Gas central heating

Property Construction: Standard brick built
Flood Risk: Very Low
Parking: Private driveway

Broadband: Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





Grounds & Gardens

To the front of the property, a generous brick-paved driveway provides ample off-road parking, with an established hedging, trees and fencing providing an attractive setting.

Gated access to either side of the house leads through to the enclosed rear garden, which offers a good degree of privacy and a pleasant outlook.

Immediately adjoining the rear of the property is a paved patio, providing an ideal space for outdoor dining and entertaining bordered by established planting.

A further brick-paved seating area, decorative borders add interest to the garden, whilst mature trees and timber fencing provide enclosure.

Outside lighting and a water tap complete the external features.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Follow the road to the end and turn right onto the B3055. Continue for approximately two miles along this road before turning right into Station Road. Continue along Station Road for approximately 0.6 miles until Station Road turns into Brighton Road. Continue along Brighton Road, turning right onto Gilpin Hill and follow the road to the last turning on your left and the property can be found immediately on your right.

Situation

The property is situated in highly desirable road, within easy reach of local amenities and the open forest. The village offers a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes) together with a range of shops, a thriving community, well regarded primary school, church, doctor's surgery and the Jubilee fields offering fantastic recreation facilities including tennis courts, a football pitch and a cricket ground all set around a pavilion clubhouse.

The Georgian market town of Lymington, famed for its river, marinas, yacht clubs and coastline, is within a 4-mile drive over the forest. The neighbouring New Forest village of Brockenhurst is also 4 miles away, again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18-hole golf course.



For more information or to arrange a viewing please contact us:

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