

35 Stanford Rise

Sway, SO41 6DW

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35 STANFORD RISE

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A delightful three-bedroom mid-terrace family home set in an exclusive cul-de-sac location close to the heart of this popular village. The property enjoys a highly convenient position close to all the amenities and facilities of the village; this well-appointed family home features an attractive façade with part tile hung walls under a pitched roofline.

£439,950

3 3 1

















The Property

A pathway runs up to the front door which opens into the hallway with double doors leading into the principle living room with a granite hearth and surround feature fireplace.

The living room extends through into the dining area giving a lovely open entertaining space spanning the full depth of the house.

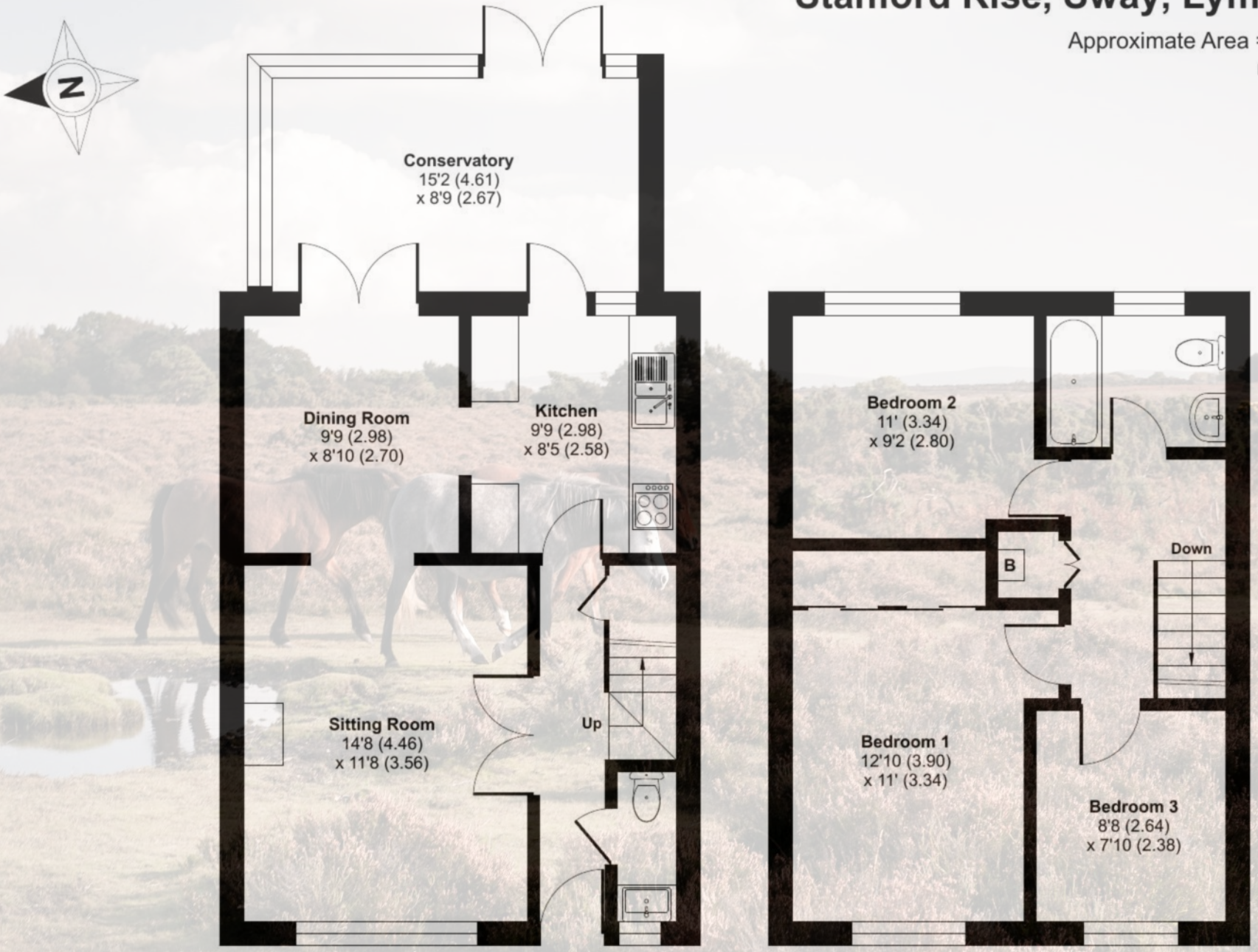
Set off the dining area is a kitchen fitted with a range of modern units and stainless steel Neff oven with inset halogen hob above, integrated dish-washer and under counter integrated fridge and freezer.

Large double patio doors from the dining room and a single door from the kitchen links to a modern brick and glazed garden room featuring built-in units with work surfaces over, providing further storage and space for an under counter fridge and tumble dryer; there are also double doors which open onto the rear terrace and garden. There is also a WC and large under stairs storage cupboard to this level.

Stanford Rise, Sway, Lymington, SO41

Approximate Area = 1035 sq ft / 96.1 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichecom 2026 by a third party.
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The Property Continued…

To the first floor, a landing area links to the master bedroom with built-in double wardrobes, two further bedrooms, the family bathroom and also a large storage cupboard which houses the combi boiler. The property is double glazed throughout.

*NB The property has a good size boarded loft space with a pull down ladder giving access to storage space.

Grounds and Gardens

The rear garden is fully enclosed by panelled timber fencing and features a sandstone paved sun terrace abutting the house leading out onto a lawned area. A steppingstone pathway across the lawn leads to a timber shed which benefits from electricity.

To the rear of the garden there is a gate leading out onto a pathway which gives access to the front of the property as well as accessing a pedestrian walkway into Gilpin Hill which allows for easy access onto Brighton Road and the open forest.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the 1st right into Sway Road. Follow the road to the end and turn right onto the B3055. Continue for approximately 2 miles before taking the 2nd right into Manchester Road. Proceed down Manchester Road, under the railway bridge and take the 1st left into Middle Road, continue along the road and turn right into Stanford Rise. Right again and the house can be found on the right hand side.





Situation

The property is situated in a highly desirable cul-de-sac, 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 (4 miles), again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18 hole golf course.

Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 67 Potential: 75
Services: All mains connected
Heating: Gas central heating

Construction Type: Standard Construction

Flood Risk: Very low

Broadband: FFTP - Fibre to the property directly . Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyers to check with their provider.

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 for 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.



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

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