

Half Day House

South Sway Lane Sway, Lymington SO41 6BL

SPENCERS



HALF DAY HOUSE

SWAY • LYMINGTON

An attractive and charming three bedroom semi-detached cottage, offering beautifully presented and spacious accommodation. Half Day House enjoys delightful views over the surrounding countryside, a generous rear garden and a detached garage, all combining to create a wonderful family home.

£650,000

3 2 3

















Situated within the heart of Sway, just a short walk of the village amenities, including the mainline railway station and close by to the beautiful open forest.

The Property

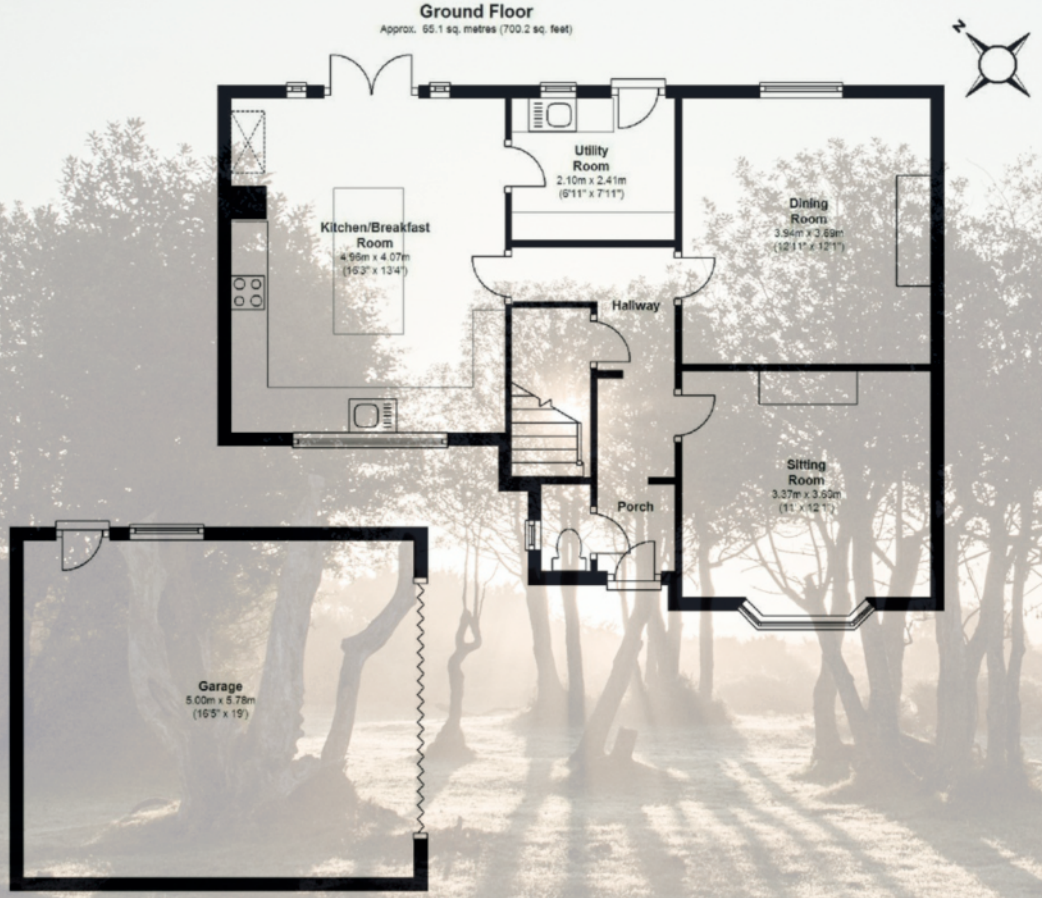
Internally, the ground floor offers a well-balanced layout ideal for modern family living. The welcoming entrance hall leads through to a generous sitting room positioned to the front of the house and centred around a lovely feature fireplace, complete with a bay window that draws in natural light. To the rear, a further sitting room/dining room provides excellent further living space equally centred around a open fire, enjoying views across the garden.

The double aspect kitchen/breakfast room is a particular highlight, fitted with a comprehensive range of both base and eye level units providing generous storage, ample work surfaces, integrated appliances and space for a large American style fridge/freezer all sat on complimentary tiled flooring throughout. There is plenty of room for everyday dining, making it a true heart-of-the-home space with double doors leading to the terrace. A separate utility room provides additional storage and laundry facilities and also offers convenient access to the rear garden. The ground floor accommodation is completed by a W/C set off the enterance hallway.

Stairs from the hall lead up to the first floor which offers three generously proportioned bedrooms. The principal bedroom is especially spacious and has the added benefit of a modern ensuite shower room. Bedroom two sits to the front of the property and also has the benefit of an ensuite shower room. Bedroom three sits to the rear of the property with views over the garden and is serviced by a family bathroom that is accessed from the landing.

Ground Floor

Approx. 65.1 sq. metres (700.2 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.5 sq. feet)

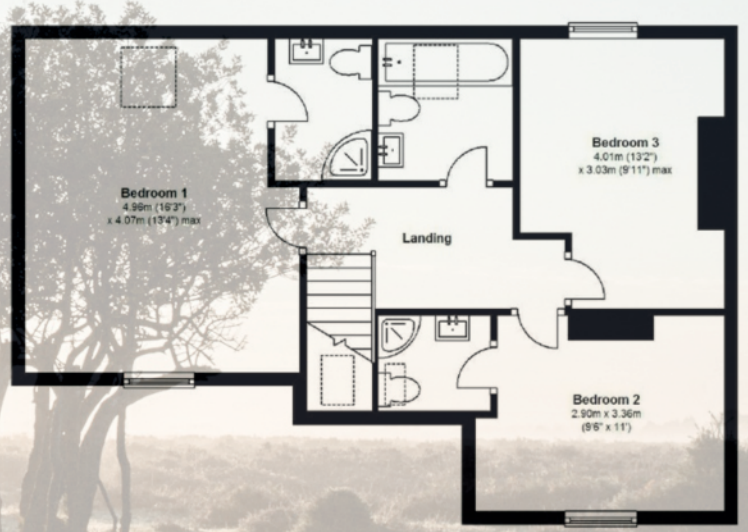


Illustration for identification purposes only, measurements are approximate, not to scale.

EPC South Coast Surveys
Plan produced using The Mobile Agent











Additional Information

Tenure: Freehold
Council Tax Band:
Energy Performance Rating: D Current: 64 Potential: 71

Services: TBC
Heating: TBC

Property Construction: Standard brick instruction
Flood Risk: Very Low
Parking: Off street parking and garage

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.

Property Video Tour

Please scan qr code to watch our video tour

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

The property is approached via a gravel driveway providing ample off-road parking and access to the detached garage. Established hedging and shaped shrubs frame the frontage, lending a high degree of privacy and an immediate sense of charm. A stone path leads you to the front door with a further side gate taking you to the rear. The rear garden is predominantly laid to lawn and enjoys a good degree of privacy, enclosed by fencing and mature boundaries. A paved terrace adjoins the house, providing an ideal spot for outdoor dining and summer entertaining that is accessed from the kitchen.

The detached garage further enhances the practicality of the home, whether for parking, storage or potential workshop use.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road and take the first right into Sway Road continue to the end of the Sway Road and turn right continue for approximately two miles proceeding past the Hare & Hounds Public House and the turning to South Sway Lane is on the left hand side. The property can be found almost immediately on the left hand side.

Situation

The cottage is situated in Sway, a designated area of special character within the New Forest national park. The property itself is close to the forest, which provides fantastically varied walking and riding. Sway has local amenities including primary school, local shop, pubs, restaurants and mainline railway station (Waterloo in 2 hours) and is perfectly positioned for shopping at the market town of Lymington (5 miles), Brockenhurst (3 miles) and it is equidistant between Southampton and Bournemouth, both of which have international airports.



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

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