



CHAPEL LANE, SWAY
OFFERS IN EXCESS OF £625,000

Winkworth

A characterful end of terrace forest cottage, set on a picturesque road and enjoying views and direct access onto the New Forest National Park

A UPVC and part-glazed front door with obscure glazed windows to each side provides access to the

Entrance

With double glazed windows across one side overlooking the garden and half-pitched roof. Work surface with storage below and ceramic tiled flooring. Further door through to the

Utility Room

Work surface to one wall with space and plumbing below for washing machine, ceramic tiled flooring and double glazed window overlooking the garden. Built in storage cupboard. Door to the

Cloakroom

Low level W/C and vanity wash hand basin with part-tiled walls. Obscure double glazed window to the rear.

A glazed and aluminium door from the entrance leads into the Dining Room, as well as a plastered arch leading into the

Front Room/Ground Floor Bedroom

Dual aspect room with double glazed window to the front and double glazed return window into the entrance. Feature brick built fireplace with recessed shelving and storage to either side.

Dining Room

A further dual aspect and spacious room with double glazed window to the rear, as well as through to the utility room. Stairs up to first floor accommodation with built in under stairs storage. Hollowed brick fire place providing additional storage with further recessed shelving to the side.

Kitchen

Work surface in part to two walls with a range of shaker style base and drawer units below and shelving and display cabinets over. One-and-a-half bowl sink inset to the work surface. Larder style unit incorporating electric Neff oven and microwave. Four-ringed Neff gas hob. Space below work surface for fridge and floor mounted boiler. Door leading through to the



Sitting Room

A beautifully spacious and bright addition to the property with double glazed French doors and adjacent double glazed windows to one wall overlooking and leading out to the garden.

Stairs from the Dining Room with wrought iron screening leads up to the split-level landing and first floor accommodation

Bedroom One

A spacious double bedroom with double glazed window to the front overlooking the New Forest National Park.

Bedroom Two

A further spacious doubler bedroom with double glazed window to the rear and built in wardrobe and adjacent storage.

Family Bathroom

Matching suite, comprising low level W/C, pedestal wash hand basin and wood panelled bath with Victorian style mono tap and hand-held shower attachment. Full height built in double airing cupboard housing the hot water cylinder and further storage. Doublers glazed window to the rear.



Outside

The property is bordered to the front by timber fencing with a pedestrian gate leading to the front door, as well as a driveway to the side leading to a detached single garage with adjacent storage.

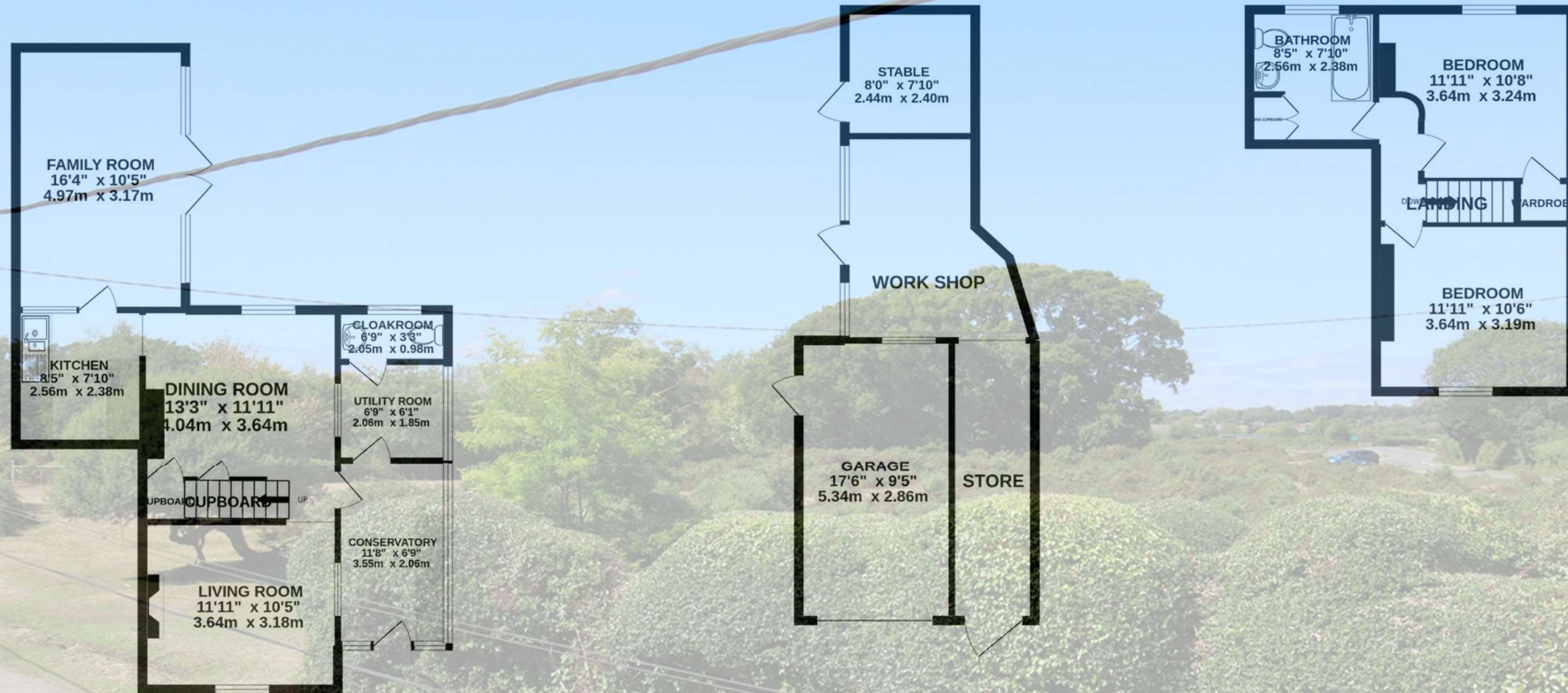
The private south-westerly facing rear garden is a real feature of this property and is mainly laid to lawn, with a patio area adjacent to the sitting room. There is large storage shed, as well as a small stable providing additional storage or for a Shetland pony.

The property enjoys views and immediate access onto the New Forest National Park with Setthorns and Longslade enclosures nearby.



GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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