



**MANCHESTER ROAD, SWAY, LYMINGTON, HAMPSHIRE, SO41
£600,000 FREEHOLD**

**A WELL PRESENTED THREE/FOUR BEDROOM
DETACHED COTTAGE STYLE PROPERTY SITUATED
ADJACENT TO THE OPEN FOREST.**

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DESCRIPTION:

Cottage Style Entrance Porch

Quarry tiled pitched roof, Solid oak wooden beams and raised brick step. Solid wooden oak front door with Georgian style window provides access to the:

Entrance Hallway

Smooth plastered ceiling with ceiling light point. Stairs to first floor landing and accommodation with under stairs storage area. Two double radiators, two wall light points and power points.

Doors off to all ground floor accommodation including door to the:

Sitting Room

Smooth plastered ceiling with ceiling light points and Tudor style wooden beams. Dual aspect room with double glazed window to the side and further double glazed double opening doors which give access out onto the rear terrace and garden beyond. Brick built Inglenook style fireplace with wooden mantle incorporating a log burning stove. Double and single radiators. Three wall light points, television aerial point and power points.

Kitchen Breakfast Room

Smooth plastered ceiling with ceiling light point. Double glazed window to the rear and double glazed stable style door to the side, which gives access out onto the Garden Room. Rolled edged work surface in part to two walls. A range of farmhouse style base and drawer units, with further matching wall mounted units over including two display cabinets. One and a half bowled sink and drainer unit inset to work surface with mono taps over. Matching larder style unit incorporating electric double oven with a four ringed gas hob also inset to the work surface with cottage style extractor fan and light above. Integrated fridge and freezer and integrated Neff dishwasher. Double radiator, wall light point, part tiled walls and power points.

Further door to the:

Garden Room

Of part brick and double glazed construction. Set under a triple polyplex roof with double glazed windows to the side and rear. Part wooden and double glazed door gives access out onto the rear garden and terraced patio area. The Garden Room has the benefit of both power and lighting, with four wall light points and a double radiator. Returning

door leading to the integral garage.

Dining Room

Smooth plastered ceiling with ceiling light point and Tudor style wooden beams. Dual aspect room with part wooden and double glazed window to the side and part wooden and double glazed bow window to the front. Double radiator and power points.

Ground Floor Bedroom Three

Smooth plastered ceiling with ceiling light points. Part wooden and double glazed bow window to the front. A full range of built-in wardrobes with three double doors, all with hanging rails and storage over. Double radiator and power points.

Ground Floor Family Bathroom

Smooth plastered ceiling with ceiling light point and inset extractor fan. Obscure part wooden and double glazed window to the rear. Matching suite comprising of low level W/C, pedestal wash hand basin, wooden panelled bath and a walk-in shower cubicle with wall mounted shower. Recess area with space and plumbing for washing machine. Single radiator, electric shaver point and part tiled walls.



Stairs from the Entrance Hallway provides access to the:

First Floor Landing

Smooth plastered ceiling with ceiling light point. Power points.

Doors off to all first floor accommodation including door to:

Bedroom One

Smooth plastered ceiling with ceiling light point. Dual aspect room with double glazed Velux window to the rear and a further part wooden double glazed window to the front enjoying views out onto the open forest. Single door eaves storage cupboard and built in wardrobes with hanging rails and separate storage space above. Double radiator, television aerial point and power points

Bedroom Two

Smooth plastered ceiling with ceiling light point. Dual aspect room with double glazed Velux window to the rear and further part wooden double glazed window to the front again enjoying views out onto the open forest. Two single door built-in wardrobe with hanging rail. Further single door built-in eaves storage cupboard. Double radiator and power points.

First Floor Family Bathroom

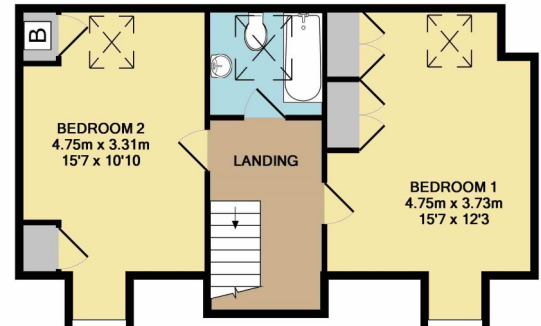
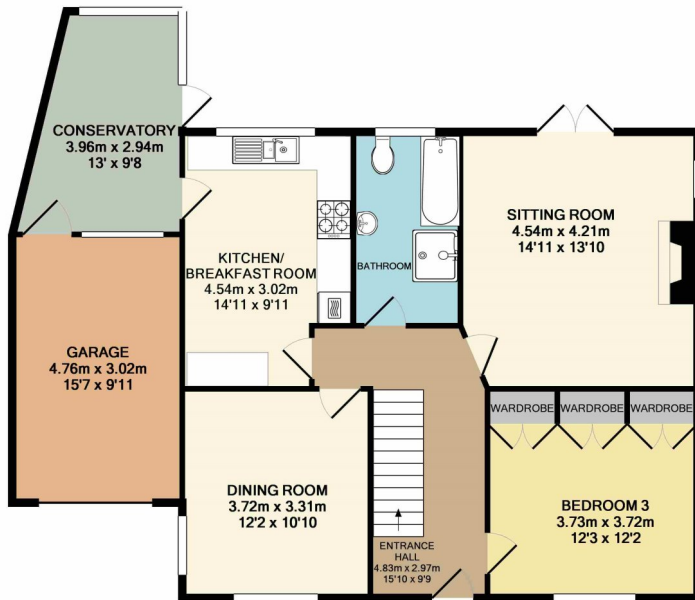
Smooth plastered ceiling with ceiling light point with inset double glazed Velux widow to the rear. Matching suite comprising of low level W/C, pedestal wash hand basin and wooden panelled bath. Double radiator, electric shaver point and part tiled walls.

Outside

The front of the property is enclosed to both front and sides by brick built walling. There is a pedestrian gate which leads via a block paved path to the front door, with matching block paved driveway providing off road parking and leads directly to the integral garage with electric up and over door. The remainder of the front garden has been laid mainly to lawn while surrounded by earth dug borders containing an array of mature shrubs and bushes.

Rear Garden

The Rear Garden is a particular feature of the property and is enclosed to both sides and rear by timber and wire fencing as well as mature trees and hedges. There is a raised patio area directly to the back of the property with large steps leading down to a further lawn area, which is again surrounded by mature hedging and shrubs stepping down to a shingled area. The garden is set in a delightful wooded back drop with flowers, trees and hedges as well as beautiful stream which runs along the bottom of the garden. There is a further crazy paved seating area with a high quality cedar summer house with the benefit of electricity. A log storage area and a delightful bridge which leads over the stream to a further shingled area, which provides a superb back drop for alfresco dining and entertaining. Cold water taps and outside security lighting.



FLOOR PLAN CREATED BY WINKWORTH ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 146.2 SQ.M. (1574 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

