



STATION ROAD, SWAY, LYMINGTON, HAMPSHIRE, SO41
£985,000 FREEHOLD

AN IMMACULATELY PRESENTED DETACHED EDWARDIAN HOUSE LOCATED IN AN IDYLIC LOCATION IN THE CENTRE OF THE VILLAGE.

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DESCRIPTION:

Veranda style covered entrance porch with quarried tiled flooring. Outside courtesy light and part wooden and single glazed front door provides access to the:

Entrance Hallway

Papered ceiling with ceiling light points. Dog legged stairs to first floor landing and accommodation with single doored under stairs storage cupboard and further picture sealed glazed window to the front. Double radiator, laminate wooden flooring and two wall light points with doors off to all ground floor accommodation including door to the:

Sitting Room 20'4" (max) x 13'7"

Ornately coved and papered ceiling with ceiling light point. Triple aspect room with double glazed windows to both sides and further double glazed window to the rear. Ornate wrought iron fireplace with tiled inset and marble hearth incorporating a real flamed gas fire with fitted storage shelves and cupboards to both sides. Two double radiators and power points.

Drawing Room/Snug 13'10" x 13'4"

Coved and textured ceiling with ceiling light point. Dual aspect room with double glazed window to the side and further double glazed double opening French style doors, which give access out onto the rear

garden and raised decking area with adjacent pictured double glazed sealed window to the rear. Open fire place with wooden mantle and fitted shelving and cupboards to either side along with laminate wooden flooring and wooden panelling to all walls. Single radiator and power points.

Kitchen Breakfast Room 19'6" x 16'3"

Smooth plastered ceiling with inset ceiling spot lights. Dual aspect room with double glazed windows to both the front and side with further double glazed door which gives access out onto the side and rear of the property. Rolled edge work surface in part to two walls with a range of base and drawer units below with further matching wall mounted units over including two matching larder style units with central space for American style fridge freezer. Double radiator, two wall mounted glazed display cabinets, one and a half bowled stainless steel sink and drainer unit in set to work surface with mono taps over. Integrally fitted dishwasher below and further space with both gas and electric point for a range oven. There is also a skylight for additional lighting, ceramic tiled flooring and a further integrally fitted washer dryer with a courtesy door to the integral double garage.

Study/Bedroom Four 9'3" x 8'3"

Coved and papered ceiling with double glazed window to the side. Fitted single door cupboard which incorporates a wall mounted gas heating and hot water boiler with further storage space below. Single radiator, telephone point, laminate flooring and power points.

Cloakroom

Smooth plastered ceiling with inset ceiling spot lights. Obscure double glazed window to the side, matching suite comprising of a low level W/C and a vanity wash hand basin with fitted mono taps over and double cupboard below. Slate tiled flooring, single radiator and matching part tiled walls

Dog legged stairs from the entrance hallway provides access to the:

First Floor Galleried Landing

Smooth plastered ceiling with ceiling light point and inset spot lighting with adjacent inset loft hatch giving access to the roof space and storage area. The loft is also partly floored with a television aerial point supplying the kitchen and there is a fixed ladder for ease of access. Obscure double glazed window to the front with further double glazed window to the side. Single radiator and power points.



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

Master Bedroom Suite 12'6" x 12'3"

Smooth plastered ceiling with ceiling light point. Double glazed window to the side, single door built in storage cupboard housing the mega flow hot water cylinder. Double radiator and power points.

With further door to the:

Dressing Room

Smooth plastered ceiling with inset ceiling spot lights, wall mounted electric heater and power points with further door to the:

En-Suite Bathroom

Smooth plastered ceiling with inset spot lights and extractor fan. Matching suite comprising of low level W/C, pedestal wash hand basin and panelled bath with mono taps and fitted shower attachment over. Ceramic tiled flooring, wall mounted stainless steel ladder style radiator and part tiled walls.

Bedroom Two 14'8" x 13'8"

Smooth plastered ceiling with ceiling light point. Dual aspect room with obscure double glazed window to the front and further double glazed window to the rear. Double radiator and power points.

Bedroom Three 13'9" x 9'9"

Smooth plastered ceiling with ceiling light point. Double glazed window to the side with a full range of fitted bedroom furniture including two sliding mirror door wardrobes with hanging rail and storage space and further storage space and shelving to either side. Double radiator, power points.

Family Bathroom

Smooth plastered ceiling with inset ceiling spot lights and obscure double glazed window to the side. A matching suite composing of a low level W/C, pedestal wash hand basin and claw footed free standing bath with central Victorian style mono taps and shower attachment over. Further wall mounted electric shaver point, ceramic tiled flooring, ceiling shower head, single radiator and part tiled walls.

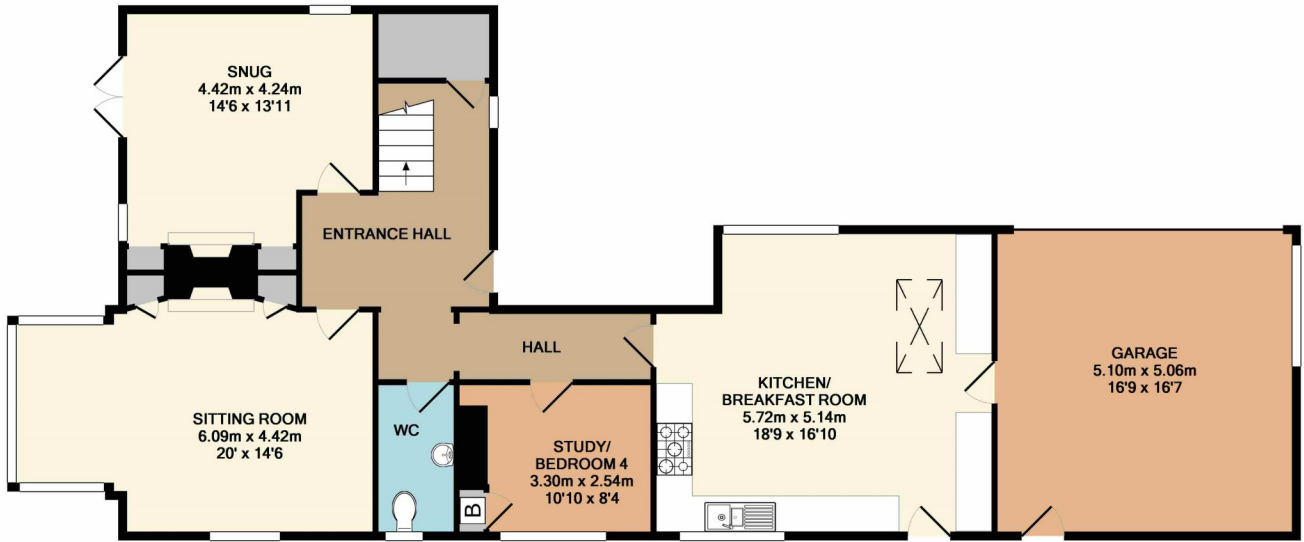
Outside

The outside of the property is accessed via a long sweeping drive way via a wooden five bar gate and is well screened and enclosed to both sides by mature hedging, part brick built walling and timber fencing. It leads to a further large shingled area which provides off road parking and turning for a number of cars.

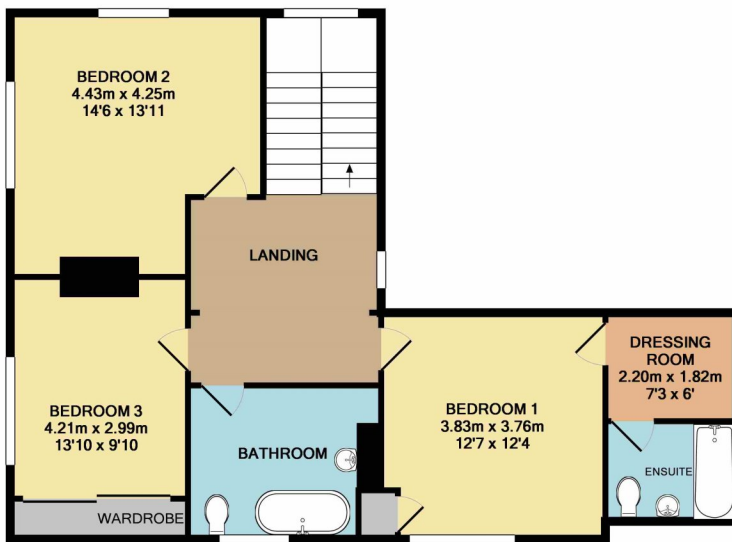
This leads in turn to the:

Integral Double Garage 17'8" x 16'7"

Accessed via a metal up and over door the garage has the benefit of both power and lighting. Obscure double glazed window to the side with further courtesy door giving access to the side and rear gardens. There is also granted planning permission to build above this garage if needed and the remainder of the house could be extended STPP.



GROUND FLOOR
APPROX. FLOOR
AREA 123.6 SQ.M.
(1331 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 75.5 SQ.M.
(813 SQ.FT.)

FLOOR PLAN CREATED BY WINKWORTH ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 199.2 SQ.M. (2144 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	