



## MARLEY MOUNT, SWAY, £995,000, FREEHOLD

**DELIGHTFUL PRIVATE FOUR BEDROOM DETACHED PROPERTY SET 100 YARDS OF THE OPEN FOREST. IT HAS A GOOD SIZED GARDEN, PLENTY OF PARKING AND A BARN STYLE DOUBLE GARAGE WITH CAR PORT.**

**Winkworth**

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## DESCRIPTION:

### COVERED ENTRANCE PORCH:

Outside courtesy light and solid wooden front door provide access to the:

### ENTRANCE HALLWAY:

Stairs to first floor landing and accommodation. Under stairs storage area.

Double glazed window to the front, door off to the:

### CLOAKROOM:

Matching suite comprising low level WC with concealed cistern and corner wash hand basin. Ceramic tiled flooring part tiled walls. Access to the hallway with doors off to both the studio and playroom.

### STUDIO:

Double glazed window to the side with a full range of built-in office furniture and wall mounted storage cupboards.

### PLAYROOM:

Double glazed double opening French style doors giving access to the rear garden and patio area. Television and aerial points.

### LOUNGE/DINING ROOM:

Dual aspect room with double glazed opening French style doors with matching double glazed windows, giving access out onto the rear garden and patio area. Two double radiators, six wall light points. A central cottage style fireplace with inset real log burning stove with wooden mantle and brick built hearth. Television aerial points power points for the door to the:

### LARGE KITCHEN/BREAKFAST ROOM:

Dual aspect room with double glazed opening French style doors giving access to the side front and rear gardens. Rolled edged granite worktop in part to four walls with a range of shaker style base and drawer units below with further matching wall mounted unit over. Twin stainless steel sink with mono tap above. Space with both gas and electric points for Range master oven with fitted extractor fan and light above. Further space for American style fridge freezer with an integrally fitted Bosch dishwasher. Matching breakfast bar ceramic tiled flooring. Door to the:

### UTILITY ROOM:

Double glazed stable style door giving access to the side and patio area. Work surface with a range of shaker style base with further matching wall mounted units over 1 1/2 bowl stainless steel sink and drainer unit inset to the work surface with taps above. Matching larder style unit. Space and plumbing for both washing machine and tumble dryer with further wall

mounted Glow-worm gas heating and hot water boiler with built-in timer switch and controls. Stairs from the entrance hallway provide access to the:

### FIRST FLOOR LANDING:

Double glazed window to the front enjoying uninterrupted views across the front gardens and neighbouring paddocks. Doors off to all first floor accommodation including door to the:

### PRINCIPLE BEDROOM:

Double glazed window to the front with a range of fitted bedroom furniture including two single doored built-in wardrobes and three double door built-in storage cupboards. Television aerial points double radiator power points for the door to the:

### LARGE EN SUITE SHOWER ROOM:

Matching suite comprising low-level WC with concealed cistern, vanity wash hand basin with mono tap over and fitted double cupboard below. Walk-in shower cubicle with wall mounted Mira electric shower. Ceramic tiled flooring further wall mounted stainless steel ladder style radiator.

### BEDROOM TWO:

Smooth plastered ceiling with two double glazed Velux windows to the rear, three single door built-in wardrobes and separate storage space above.

### BEDROOM THREE:

Textured ceiling double glazed Velux window to the rear sliding door built-in wardrobe and separate storage space.

### FAMILY BATHROOM:

Double glazed window to the front, a matching suite comprising low-level WC vanity wash hand basin with mono tap over. Fitted cupboards both above and below. Panelled bath with central mono tap and wall mounted Mira shower over with adjacent shower controls ceramic tiled flooring.

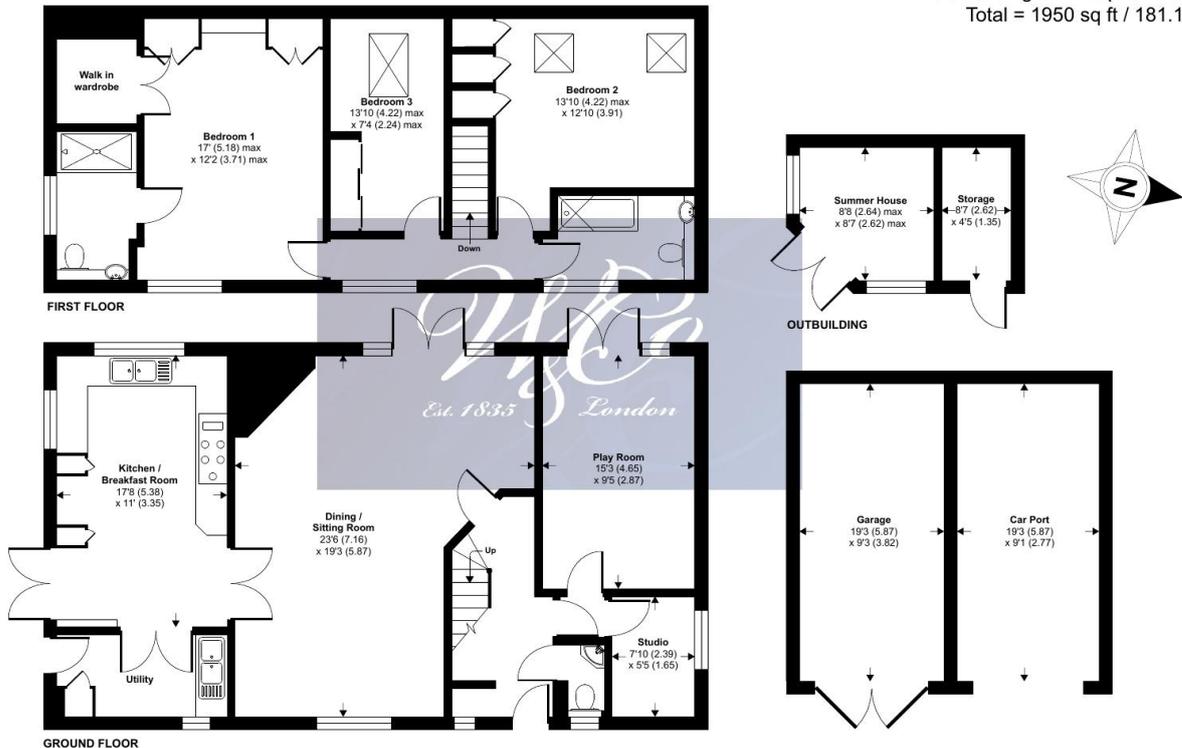


**OUTSIDE:**

The front of the property is enclosed both sides and the front by wooden fencing and mature hedging. Access is via a single driveway which provides off-road parking for a number of cars. This leads directly to a barn style double garage and car port. There is a further wooden fence with pedestrian gates which leads to the main front garden that leads to the front and both sides of the property. The remainder of the front garden has been laid to lawn whilst dispersed by mature trees, hedges and bushes. This in turn leads down via wooden steps to the side and rear gardens which again have been laid to lawn interspersed with mature shrubs trees and bushes. There is a large wooden summerhouse with patio area to the side. Outside cold water taps and security lighting.

**Marley Mount, Sway, Lymington, SO41**

Approximate Area = 1659 sq ft / 154.1 sq m  
 Garage = 180 sq ft / 16.7 sq m (Excludes carport)  
 Outbuilding = 111 sq ft / 10.3 sq m  
 Total = 1950 sq ft / 181.1 sq m



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2022. Produced for ESH Estates Ltd (Winkworth). REF: 818331

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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Ref: MOS240024  
 Council Tax Band: F  
 Water Supplier: Southern Water  
 Heating: Glowworm Combi System Gas Heating  
 Broadband: O2 at a speed of 68.  
 What3words: drilling.gobbles.sprouting  
 Coastal Erosion Management in you Area-Gov.uk  
 All shown were correct at the time of printing.



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