



1 Railway Junction Cottage

Sway Road, Brockenhurst, Hampshire, SO42 7UL

SPENCERS
NEW FOREST





A charming old signalman's house built in the mid 1800's, this semi-detached Victorian cottage is set in a tucked away position close to the village and open forest.

The Property

Forming one of just two properties, this delightful cottage is something of a rarity, enjoying a unique position set just off the popular location of Sway Road, in a private semi rural location.

The property offers well-appointed accommodation throughout having been both enlarged and completely refurbished by the current owner, whilst retaining many character features.

On the ground floor, a newly built boot room with beautiful stone flooring opens up to an entrance hall linking to a study/bedroom three and a newly fitted bespoke country style kitchen fitted with a range of modern hand painted units, stone work tops, ceramic butler sink and top of the range appliances. The vaulted ceiling with two velux windows creates a spacious and light room and a stable door gives direct access into the garden.

The kitchen opens into the sitting room featuring an exposed brick chimney breast and wood burning stove set on a stone hearth. The sitting room in turn links to a fantastic garden/dining room which provides a wonderful space for entertaining and enjoying the beautiful grounds.

A turning stairwell with original balustrade leads up to the first floor landing. From here, there is access to a modern family bathroom and two bedrooms, both of which feature vaulted ceilings and cast iron open ornamental fireplaces.

£650,000

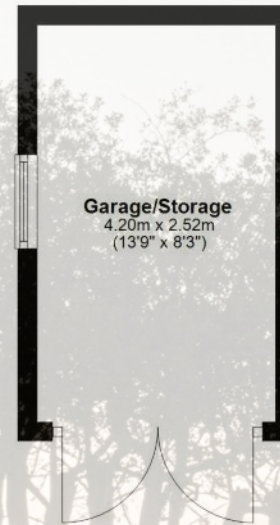
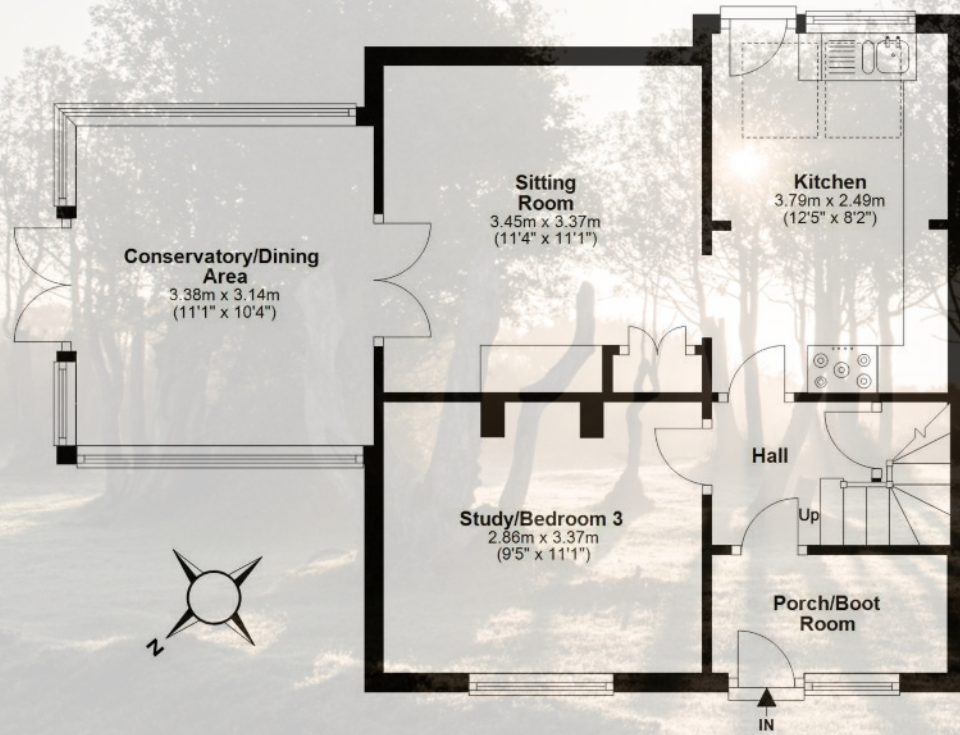
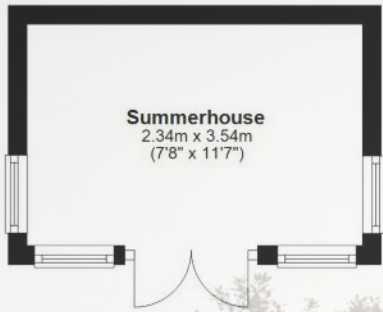
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Floor Plan

Ground Floor

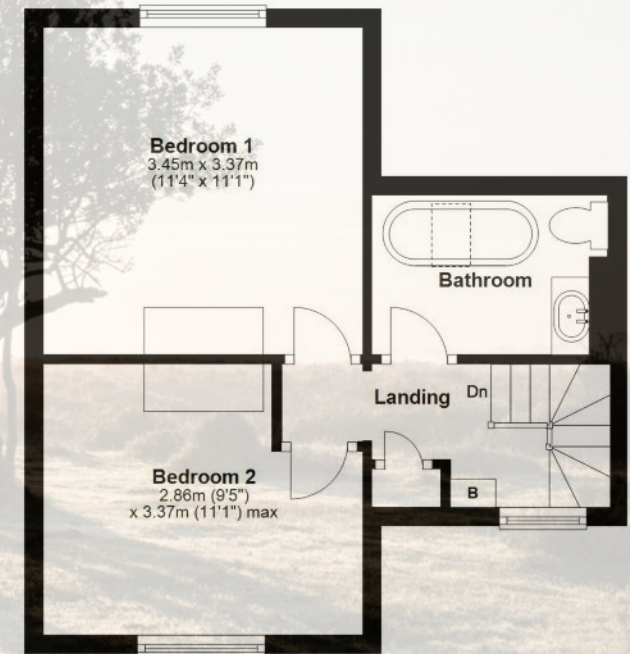


Approx Gross Internal Areas

House: 80.1 sqm / 862.1 sqft
Outbuildings: 18.8 sqm / 203.0 sqft

**Total Approx Gross Area:
98.9 sqm / 1065.1 sqft**

First Floor





Grounds and Gardens

A shared gravel driveway with privately owned garage leads down to the cottage and provides off road parking.

The stunning grounds that surround the cottage are a real joy, creating a wonderful woodland ambience and a real sense of feeling at one with nature.

The garden is predominantly laid to lawn and apportioned into different areas including a wild meadow garden, landscaped pond area, formal lawn garden and vegetable plots.

Set towards the end of the plot is a range of storage sheds, a greenhouse and a fantastic summer house with decked terrace surround for recreation.

The grounds are flanked by established tree and hedge borders with a number of specimen plants set within.

Agents Note

We are aware that part of the eastern fringe of the garden has some restrictive covenants restricting any outbuildings.

Directions

From our office in Brookley Road, turn left and take the first turning right into Sway Road. Proceed along Sway Road passing over the railway bridge and the entrance to the property can be found on your left hand side.

Additional Information

Mains water, gas and electricity.

Newly installed sewage treatment plant (shared use).

Council Tax Band: B

Energy Performance Rating: D Current: 66 Potential: 84

Standard broadband with speeds of up to 14 Mbps is available at the property

Forest Rights of Pannage and Marl



The Situation

The property is situated at the end of a sweeping driveway set off the much sought after location of Sway Road. The open forest is within a short walk and the village centre of Brockenhurst is approximately one mile away. Brockenhurst offers a mainline railway station with direct links to London Waterloo (approximately 90 minutes), an 18 hole championship golf course and a good local community of shops and restaurants.

The picturesque village of Beaulieu lies 7 miles to the east with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Points of Interest

Brockenhurst Golf Club	0.4 miles
Brockenhurst Train Station	1.0 miles
Careys Manor	1.3 miles
Brockenhurst Sixth Form	1.4 miles
Sway Train Station	1.8 miles
The Pig	2.5 miles
Lymington Hospital	2.9 miles
Walhampton (Private School)	3.3 miles
Waitrose Lymington	3.5 miles
Lymington Recreation Centre	3.6 miles



This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest



The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.



Important Notice

Spencers of The New Forest 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 for 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 fittings, 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.



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

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