



Rosebery

*Durnstown, Sway, SO41 6AL*

SPENCERS  
NEW FOREST









# ROSEBERY

## DURNSTOWN • SWAY

*A three bedroom detached Grade II Listed thatched cottage set in the New Forest village of Sway.*

*The property has been completely refurbished throughout, whilst retaining many original character features and further benefits from a garage, off road parking and private gardens. Offered to the market with no onward chain.*

£695,000



3



3



2





## The Property

This stunning, part cob cottage has been completely modernised in recent times to now offer beautifully appointed accommodation throughout, whilst skilfully retaining many of the original character features of the period.

The property is accessed via an enclosed porch with front door and thatched roofline. From here, a solid wood door with glazed insert opens into the superb 25' sitting room which features exposed timber beams, engineered oak floors and a modern gas fired wood burning stove set into an Inglenook fireplace at the end of the room. Set either side of the entrance door are two windows overlooking the front aspect and providing natural light.

Open to the sitting room, is a delightful dining area with a large side aspect window overlooking the garden, engineered oak flooring and a stairwell ascending to the first floor. The dining room in turn opens via folding doors into a stunning triple aspect garden room with glazed pitch roof, tiled flooring and double doors opening onto the south west facing terrace and garden.

An inner hallway from the dining room links to a refitted shower room on one side and a large storage cupboard to the other. At the end of the inner hallway is a triple aspect kitchen/breakfast room fitted with tiled flooring and a range of newly fitted modern units and appliances with complementary work surfaces and built-in appliances. A second access door at the end of the kitchen leads out onto the driveway.

To the first floor, a landing area links to three good size bedrooms and a family bathroom. The principal bedroom features a range of built-in wardrobes extending the full width of the room, as well as an additional double wardrobe. There are also built-in cupboards to the second bedroom. The family bathroom is fitted with a new modern suite comprising a panelled bath, wash basin and WC.

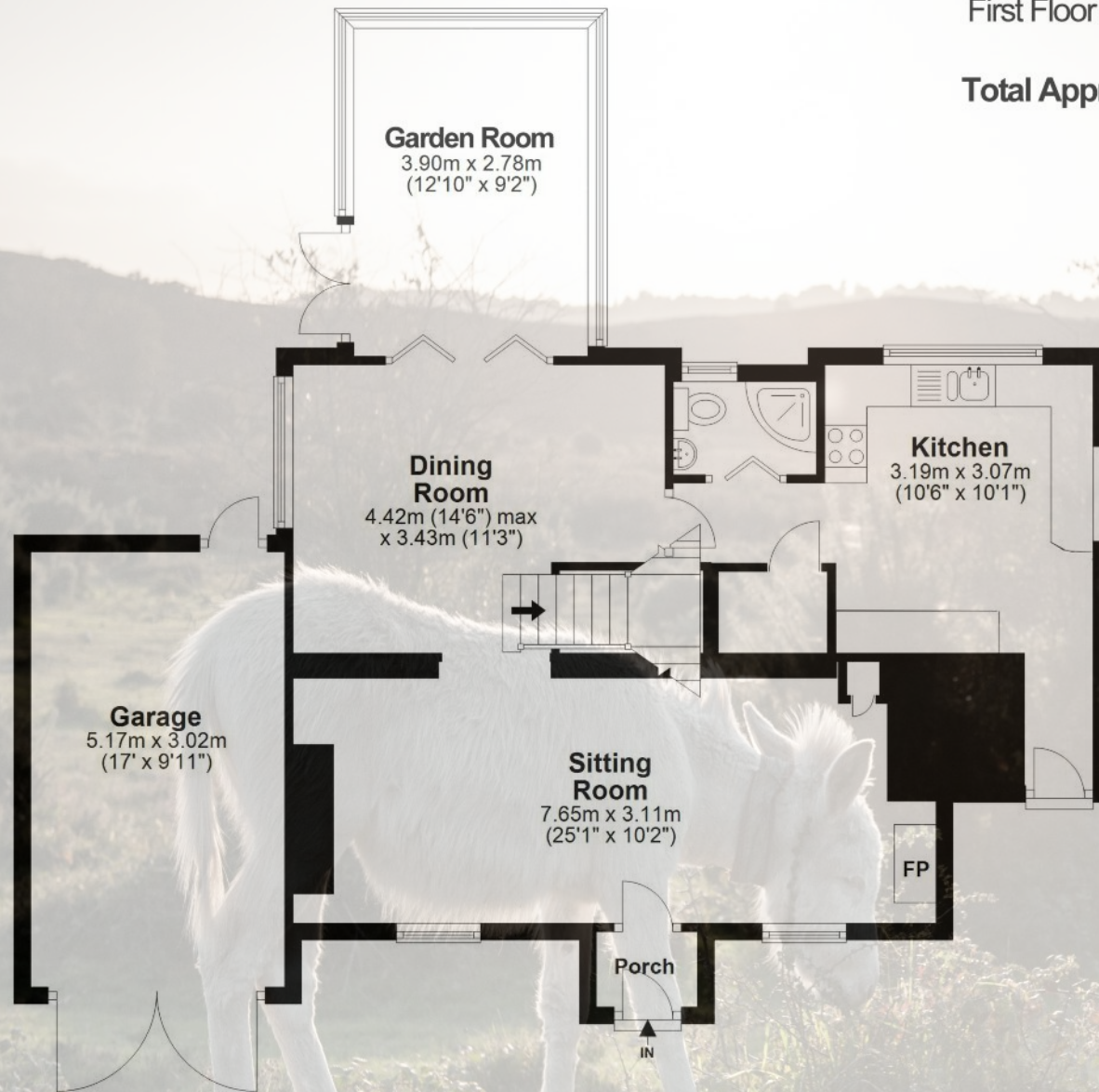


## Ground Floor

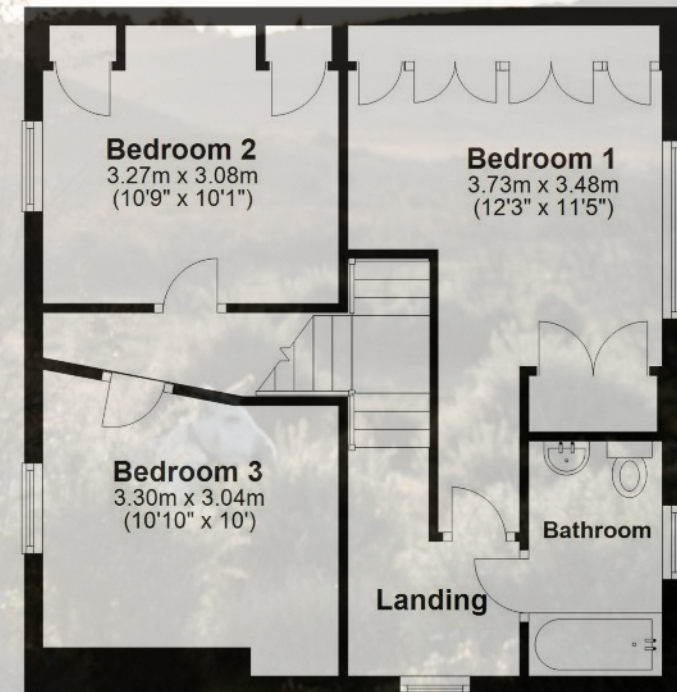
Ground Floor Approx Gross Area: 86.4 sqm / 930 sqft

First Floor Approx Gross Area: 45.7 sqm / 492 sqft

Total Approx Gross Area: 132.1 sqm / 1422 sqft



## First Floor







## Grounds and Gardens

To the front aspect, a gravel driveway extends across the front of the property providing off road parking for 2/3 cars and access to the attached garage. The garage adjoins the cottage to the side and also features a rear access door opening onto the large paved sun terrace to the rear. The front is flanked by established hedge borders providing a good degree of privacy and seclusion.

The rear garden enjoys a delightful south westerly aspect and is apportioned into three different areas of interest comprising a large paved terrace accessed from the garden room, a secondary terrace for enjoying the morning sun and a rear children's garden which is mainly laid to level lawn with established tree borders and a timber shed. The large terrace is completely paved with a variety of specimen plants and established hedge borders. This area makes a wonderful space for outdoor dining or entertaining and offers the potential to open into the lawn garden area to create one larger open space if preferred. A path leads to either side of the property, with bird aviaries to one side.



## Situation

The property sits on the edge of the delightful village of Sway, within a short walk of the open forest. Nestling on the Southern edge of the New Forest National Park, Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness.

The village offers a useful mainline rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a highly regarded primary school, two public houses and a popular Tennis Club. The property sits within the catchment area for the local Ofsted rated 'outstanding' Church of England Primary school and Priestlands Secondary School.

The Georgian market town of Lymington, famed for its river, marinas, yacht clubs, boutique shops and coastline, is within an easy 4 mile drive over the forest. The neighbouring New Forest village of Brockenhurst, again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18 hole championship golf course.





## Directions

From our office in Brockenhurst turn left and proceed up Brookley Road. Take the first right into Sway Road and continue to the end of the road, passing over the railway bridge before turning right onto the B3055. Continue for approximately three miles before passing the turning for Pitmore Lane on the left. Continue down the hill passing The Hare and Hounds Public House on your left hand side and the property will be found at the bottom of the hill on your right hand side.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: Not required as Grade II Listed

Services: Mains gas, electric, water and drainage

Gas Central Heating

Construction Type: Cob

Flood Risk: Very Low

Broadband: ADSL Copper-based phone landline

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, buyer to check with their provider for further clarity.

## 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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