



Greenside

Manchester Road, Sway, SO41 6AS

SPENCERS
NEW FOREST





GREENSIDE

MANCHESTER ROAD • SWAY • NEW FOREST

A well presented and maintained four bedroom detached individual village house built for the current vendors in the 1990's to a high specification by well-regarded local builders Pennyfarthing Homes.

The property backs onto paddocks and a manege and is set within close proximity of the heart of Sway and open forest off Manchester Road. The property further benefits from a double detached garage and a delightful easterly facing rear garden.

£1,000,000



4



2



2





The Property

Designed and built to our vendors specifications, this appealing family home offers well configured accommodation across two floors.

A welcoming entrance opens into a hallway linking to the ground floor accommodation.

A front aspect dining room features a large window overlooking the garden and drive with a useful study set across the hall again with front aspects.

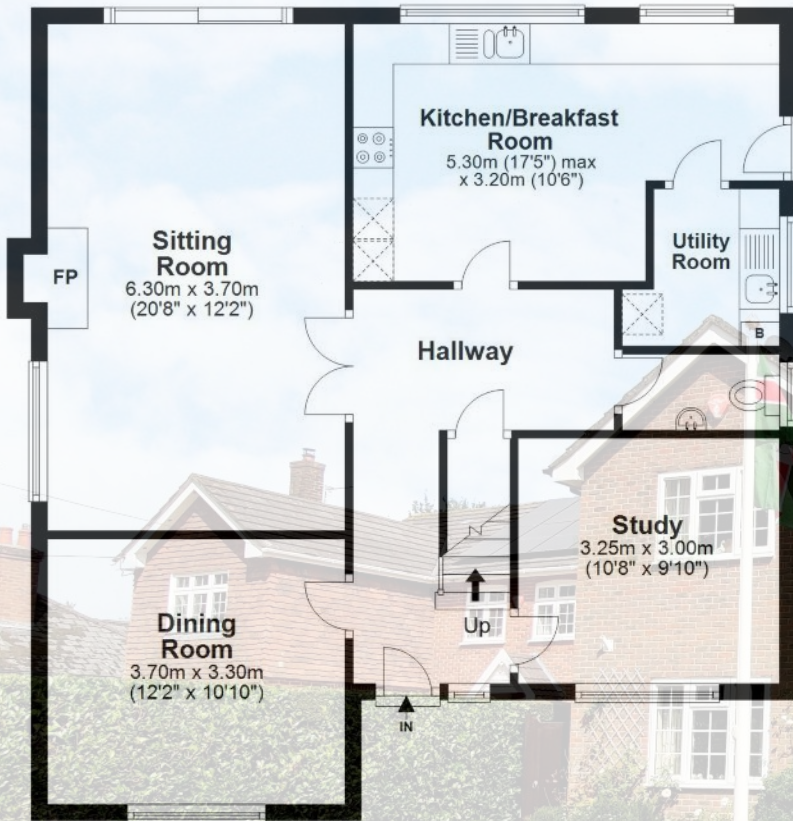
Set to the rear of the house is a double aspect generous sitting room with French doors leading out to the rear garden and a feature fireplace.

The well fitted kitchen is set across the rear of the house and has been renovated recently with the benefit of a new modern kitchen with extensive units at both base and eye level. Windows overlook the rear garden and a side door leads to the outside. A small utility room is set off the kitchen and houses space for further appliances and fridge/freezer.

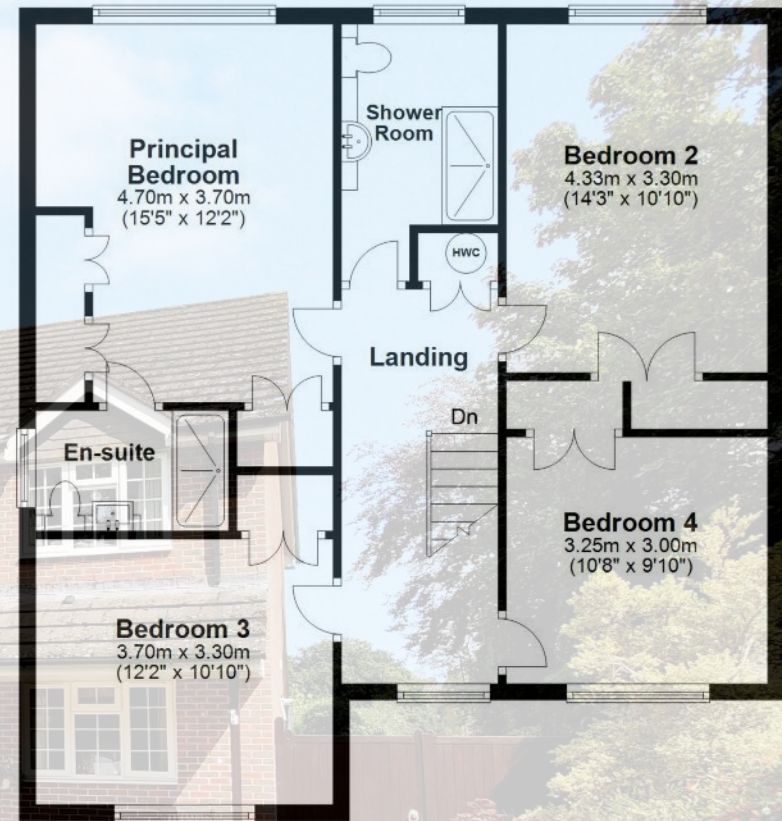
The stairs lead up to the first floor accommodation. A generous light landing with windows across the front links to the four bedrooms and family shower room.

The principal bedroom is set at the rear with elevated open views across the gardens and paddock beyond and further benefits include extensive built in and fitted wardrobes, drawers and a dressing table. A newly fitted ensuite shower room is set off the room.

Ground Floor



First Floor



Floor Plan

Approx Gross Internal Areas

House: 160.2 sqm / 1724.4 sqft

Double Garage: 33.0 sqm / 355.2 sqft

Total Approx Gross Area: 193.2 sqm / 2079.6 sqft



The Property Continued...

All three well proportioned further bedrooms also benefit from built in wardrobes and have open aspects to the front and rear of the property.

The family shower room has also been recently modernised with the benefit of a modern sleek suite incorporating a large walk in shower and vanity unit with WC and wash hand basin.

Grounds & Gardens

To the front aspect, a large gravelled driveway provides ample off road parking and access to the double detached garage. Set to the side of the driveway is an area of lawned garden bounded by established hedge borders.

One of the features of the property is the superb plot which extends to just over 0.25 acres with an established private and enclosed rear garden.

Predominantly laid to level lawn, the garden offers fairly low maintenance and is set with mature planting to a number of flower beds and borders. A green house and shed are set at the rear of the garden and a small water culvert leads along the right hand boundary behind hedging.

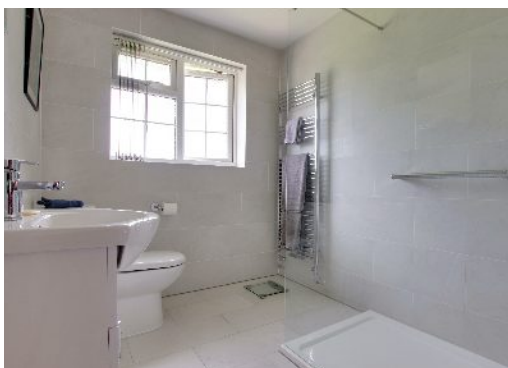
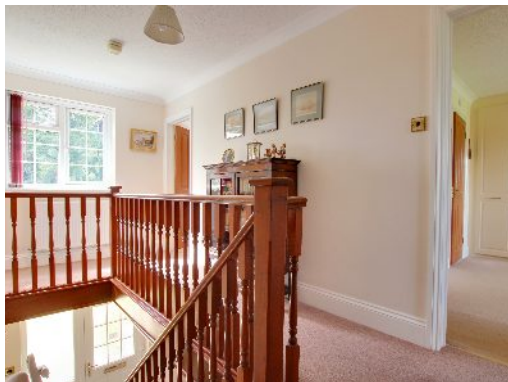
Adjoining the rear of the property is a lovely terrace with direct access from the sitting room. The terrace wraps around to the side and a path leading to the front and access to the kitchen.

Additional Information

Tenure: Freehold

All mains services connected

Energy Performance Rating: C Current: 70 Potential: 80





Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Follow the road to the end, passing over the railway bridge and turn right onto the B3055. Continue for approximately two miles along this road before turning right into Manchester Road. Proceed towards the end of the road and the property will be found on your right hand side and can be identified by the two renowned flag poles which are changed regularly and are a point of interest in the village.

Situation

The property is located on a highly regarded road on the periphery of the village of Sway within easy reach of local amenities and the open forest. The village offers a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes) together with a range of shops, a thriving community, well regarded primary school, church, doctor's surgery and the Jubilee fields offering fantastic recreation facilities including tennis courts, a football pitch and a cricket ground all set around a pavilion clubhouse.

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

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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