



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Wansbeck

Mount Pleasant Lane • Lymington • SO41 8LS



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This delightful property offers an exceptional combination of space, flexibility and natural light, perfectly suited to modern family living. The generous open plan kitchen and family area forms a superb central hub for everyday life and entertaining. A major advantage is the substantial outbuilding, delivering self contained studio accommodation, a separate office and excellent storage options, ideal for multi-generational living, guest space or home working.



4



2



£950,000

Key Features

- Open plan light and airy kitchen/dining/family room with separate utility room and ground floor cloakroom
- Dual aspect sitting room with log burner
- Three first floor bedrooms, en-suite shower room to master, and family bathroom
- Beautifully presented, spacious and versatile accommodation
- Large outbuilding comprising: garage/store, carport & store, studio, shower room and office, with first floor bedroom and loft room/storage
- Additional outbuildings include three sheds, summerhouse and store
- Large gardens with pond (currently drained) and lovely views over neighbouring countryside
- EPC rating: E



Description

Immaculate three bedroom semi-detached house offering an exceptional combination of space, flexibility and natural light, with separate large outbuilding providing studio accommodation, a separate office and excellent storage options. With multiple additional outbuildings including a summerhouse, garage, carport and sheds, the property provides outstanding versatility rarely found in homes of this type.

Upon entering the property, you are welcomed into a bright entrance hall with front aspect windows, stairs rising to the first floor and a convenient cloakroom fitted with a WC and wash hand basin. To the right of the hall is a beautifully presented sitting room enjoying dual aspect windows that flood the space with natural light, complemented by a charming log burner fireplace creating a cosy focal point. To the left, the open plan kitchen/dining/family room offers an impressive, light filled living space with front, rear and side aspect windows and pitched roof in the family room area. The kitchen is fitted with a range of floor and wall mounted units, integrated appliances and a tiled splashback. Just off the kitchen is a useful utility room with additional floor and wall units, an inset sink with mixer tap, space and plumbing for a washing machine and dryer, plus the wall mounted boiler.

The first floor landing benefits from a useful storage cupboard. The spacious master bedroom enjoys dual aspect windows enjoying views over the garden and countryside beyond, and features an en suite shower room fitted with a shower, WC, wash hand wash basin and heated towel rail. Double bedroom two offers a front aspect window, while double bedroom three overlooks the rear, again enjoying the rural views. The family bathroom is fitted with a panelled bath, WC, wash hand wash basin, heated towel rail and window to the rear aspect.

A significant advantage of this property is the substantial outbuilding, offering exceptional versatility. The studio is accessed via a side door leading into a kitchenette area with a floor unit, inset sink with mixer tap and wall mounted microwave. There is a modern shower room comprising shower, WC, wash hand basin and towel rail. Stairs rise to a spacious double bedroom with two Velux windows, providing excellent natural light. Across the landing is a loft room

currently used as a playroom. To the rear of the outbuilding is a separate office with a rear aspect window and side access door, ideal for home working. To the front is a garage/store with double doors and a side aspect window, alongside a carport and additional store.

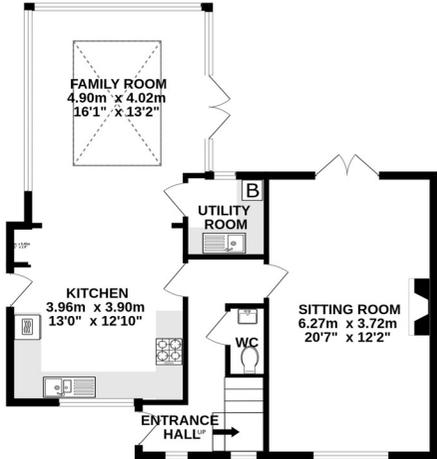
Further enhancing the exceptional versatility of the grounds are additional outbuildings, including a charming summerhouse with double doors and windows that invite natural light and create an ideal space for relaxation, hobbies or entertaining, currently used as a yoga studio. There is also a useful store and three separate sheds, providing extensive practical storage solutions to complement the main residence and studio accommodation.

To the front, there is driveway parking for multiple vehicles, and the large gardens are to the side and rear, mainly laid to lawn with a fenced off area and there are railway sleeper borders and steps, and mature shrubs, hedges, trees and plants interspersed throughout the gardens. There is a large covered paved area leading out from both the family room and sitting room, with ample space for patio furniture, enjoying views over the garden. In the far right hand corner of the garden, there is a pond (currently drained) with decked edging and a roped off boundary and gate.

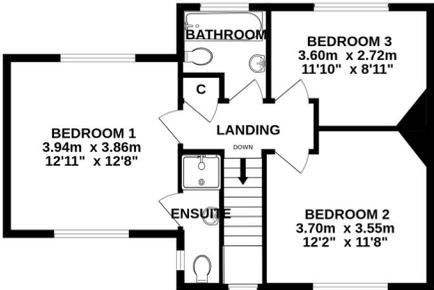
The property is located half between Lymington and Sway, in a quiet location. Nestling on the Southern edge of the New Forest National Park, Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness. The village offers a useful mainline rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a highly regarded primary school, two public houses and a popular Tennis Club. The Georgian market town of Lymington, famed for its river, marinas, yacht clubs, boutique shops and coastline, is within an easy four-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, and a popular 18-hole championship golf course.

Floor Plan

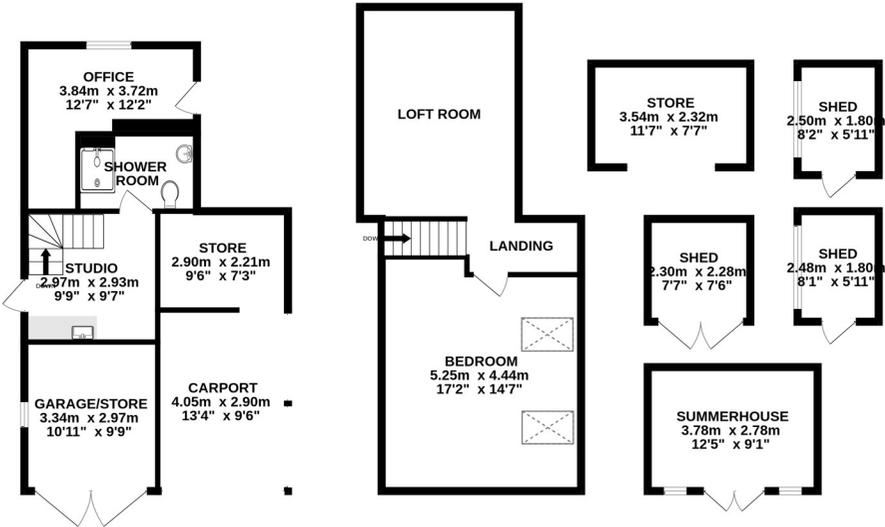
GROUND FLOOR
69.8 sq.m. (752 sq.ft.) approx.



1ST FLOOR
49.4 sq.m. (532 sq.ft.) approx.



OUTBUILDINGS
127.1 sq.m. (1368 sq.ft.) approx.



WANSBECK

TOTAL FLOOR AREA : 246.3 sq.m. (2652 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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