



Oakbank

Pitmore Lane, Sway, SO41 6BX

SPENCERS
NEW FOREST





OAKBANK

PITMORE LANE • SWAY • NEW FOREST

A stunning and immaculate newly extended four bedroom family house with south west facing garden and integral garage.

Finished to an exacting specification to include bi-folding doors from the magnificent kitchen/dining room. Light and uplifting in design and decor and we recommend viewing at the earliest opportunity.

£925,000



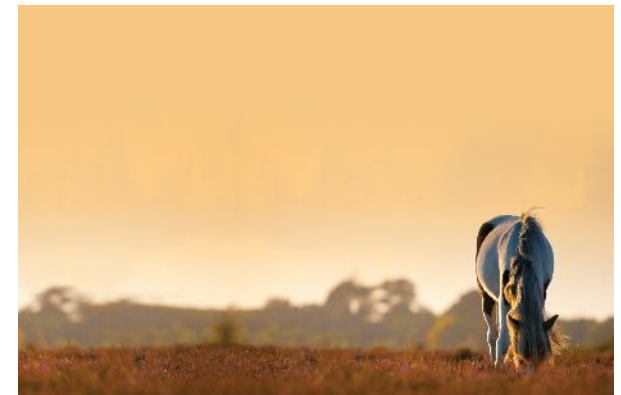
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The Property

A solid wood door with glazed side panels lead into a welcoming hallway where the stairs rise to the first floor and to the rear of the hall is a beautifully decorated cloakroom and a well designed utility area and small study.

A door leads into a family snug with glazed doors leading out to the southerly terrace and garden.

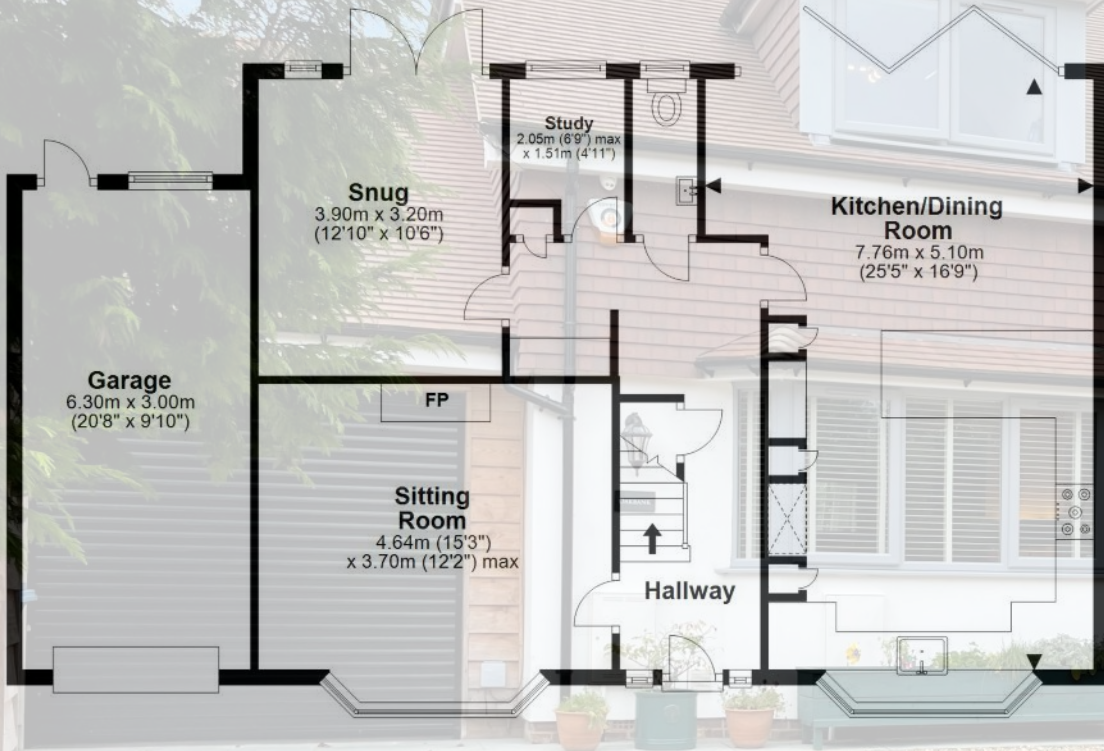
The open plan family kitchen/dining room is a feature of note being immaculate and spanning the entire depth of the house. It has been designed to an exacting finish with under floor heating, bi folding doors leading onto the south facing terrace and enclosed garden. The navy wooden kitchen units provide extensive storage provision with quartz work surfaces and incorporate a peninsular style breakfast bar. Both the kitchen and hallway have limestone tiles. Integral appliances include a dishwasher, microwave, wine cooler, dual electric fan ovens with large gas hob and an extractor unit above. There is space for an American style fridge freezer and ample room for dining furniture and a seating area enjoying views over the garden.



The main sitting room, accessed from the hall, has a lovely wooden fire surround with an inset log burning stove and a picture window to the front aspect.

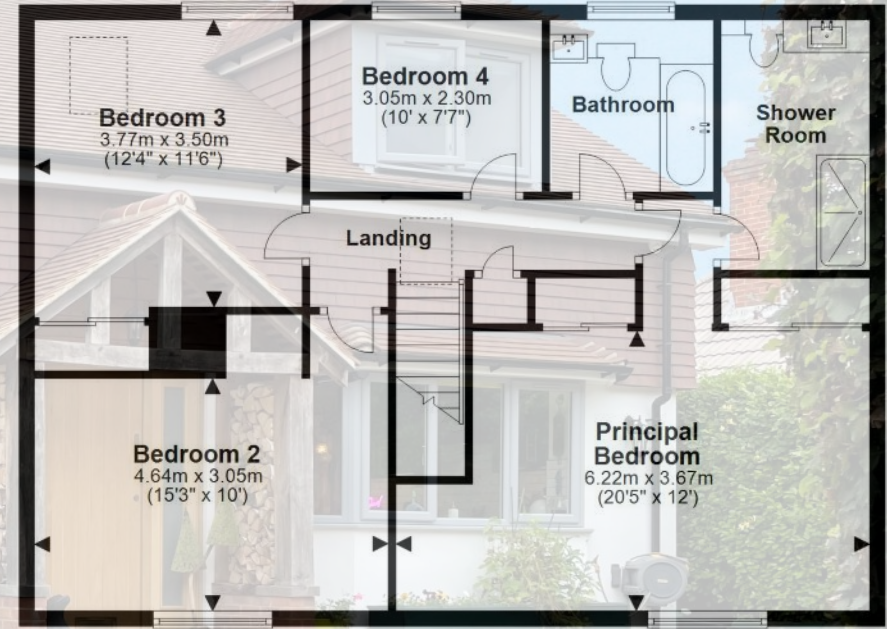
Ground Floor

Approx. 105.2 sq. metres (1131.9 sq. feet)



First Floor

Approx. 85.1 sq. metres (916.5 sq. feet)



Total area: approx. 190.3 sq. metres (2048.4 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



The Property Continued...

The first floor accommodation comprises a principal bedroom suite with floor to ceiling fitted mirrored wardrobes and an en suite shower room with attractive blue tiling, large shower cubicle, vanity unit and WC.

There are three more double bedrooms served by the family bathroom which offers a vanity unit incorporating storage, the WC and a shower.

Grounds and Gardens

A large hedge provides excellent screening and privacy to the front and opens onto a gravelled driveway providing off road parking and access to the integral garage.

The beautiful rear garden enjoys a southerly aspect and is mainly laid to lawn with an array of established trees and mature shrubs to the boundaries. The rear garden provides an ideal space for family recreation and is a haven of tranquillity. A large rear terrace along the back of the house is ideal for al fresco dining.



Directions

From our office in Brockenhurst proceed towards the village of Sway, turning left just before the Hare and Hounds public house into Pitmore lane. Continue to follow the road, passing Pauls Lane then Kings Lane on the right and the property can be found shortly after on your right hand side.



Additional Information

Tenure: Freehold

Mains gas, electric and water

Private drainage

Council tax band: E

Super fast fibre broadband

All rooms are wired with Cat 6 data points

Situation

The property enjoys a semi-rural location on Pitmore Lane within easy reach of the amenities and facilities of Sway. You can walk to the open forest in 10 minutes down quiet country lanes.

The village benefits from a range of local shops, a well-regarded primary school, two public houses, a popular tennis club and a mainline rail station offering a direct link to London Waterloo (approx. 1 hour 55 minutes).

The popular village of Brockenhurst (3.5 miles) is within easy reach offering a wider range of amenities and facilities, as is the delightful waterside Georgian market town of Lymington (2 miles), which provides a comprehensive array of facilities for the sailing enthusiast and a popular Saturday county market.

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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