



Coombe Grange

Coombe Lane, Sway, SO41 6BP

SPENCERS
NEW FOREST





COOMBE GRANGE

COOMBE LANE • SWAY • NEW FOREST

An Arts and Crafts house built in 1910 retaining features from this period and refurbished over the last two years to include new kitchens and bathrooms.

This substantial country home occupies a secluded 3/4 acre plot with a south and west facing garden and is situated on a quiet country lane on the outskirts of Sway. Having six bedrooms, including four suites and four impressive reception rooms. There is also a large driveway and detached oak framed double garage with workshop above.

£2,250,000



6



4



6





The Property

This Arts and Crafts character property has been refurbished over the last two years. The whole is currently discreetly divided and occupied by a multi-generational family in such a way that it can easily be reinstated as one residence.

To the majority share of the house is the impressive entrance hallway with beautiful staircase and galleried landing leading to the first floor. The large inner hallway has three sets of double doors leading to the rear garden, the impressive sitting room with log burning stove and Arts and Crafts feature archway, the south facing study and the spacious kitchen/dining room.

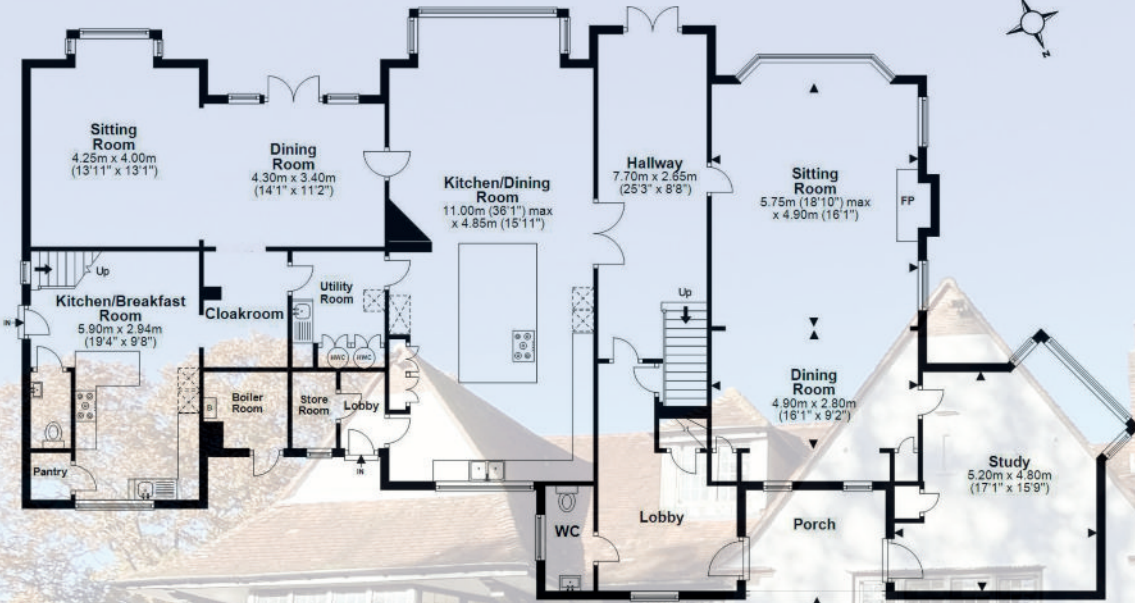
The magnificent bespoke newly fitted hand painted kitchen spans the width of the house on this side and has a large island unit dividing the room and incorporating a dining area. Integral appliances include a Neff fan oven, microwave with warming draw and dishwasher and there is space for a large American style fridge/freezer.

Link doors via the kitchen and utility room separate the house from the remainder of the ground floor accommodation which comprises a beautiful newly fitted kitchen/breakfast room, a sitting and dining room with oak beam, glazed doors to the southerly aspect and log burning stove.

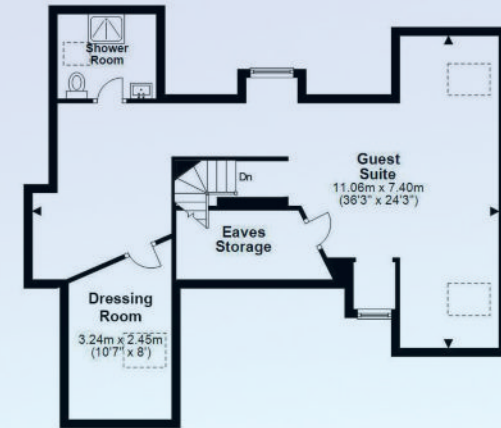




Ground Floor



Second Floor



First Floor



Floor Plan

Approximate Gross Internal Areas

House (over 3 floors):
527.2 sqm / 5674.7 sqft

Outbuilding (over 2 floors):
68.8 sqm / 740.5 sqft

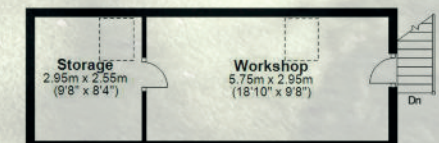
Total Approximate Gross Area:
596.0 sqm / 6415.2 sqft

Outbuilding

Ground Floor



First Floor





The Property Continued...

A staircase rises from the second kitchen to the first and second floor accommodation where there are three double bedrooms including two suites.

A further staircase rises on this side of the house to the stunning attic studio where there is a bedroom, living area and shower room. On this first floor landing is a laundry room and a link door to the remainder of the bedrooms.

From the galleried landing above the impressive entrance hallway is a substantial principal bedroom suite with a large dressing room/bedroom and a further spacious guest suite with en suite shower room.







Grounds & Gardens

The property is approached through wooden entrance gates leading to a sweeping driveway and to a large parking area in front of the house and the oak framed double garage building which has a workshop above.

The wonderfully established grounds surround the property to the southerly and westerly aspects and give a high degree of privacy and tranquillity. They extend to approximately 0.75 acres comprising established mature trees to the boundaries and extensive lawns.

A stone sun terrace with a feature of wrought iron estate fencing runs along the rear of the house and is ideal for al fresco entertaining. The orientation of the property allows for spectacular sunsets to be enjoyed from the reception rooms.

Directions

From our office in Brockenhurst turn left and take the first right into Sway Road. Continue to the end of the road, passing over the railway bridge before turning right onto the B3055. Continue for approximately one mile before taking the left turn in front of the war memorial and onto Pitmore Lane.

Take the second right into Coombe Lane and pass over a cattle grid. Continue along for around 1 mile and the entrance to the property will be found on the left hand side where the right hand wooden entrance gates lead to the property.





Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: D Current: 67 Potential: 76

Council Tax Band: H

The Situation

Occupying a secluded semi-rural position on a quiet country lane on the edge of the popular forest village of Sway. 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 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.

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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