



9 Durrant Way

Sway, SO41 6DQ

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9 DURRANT WAY

SWAY • NEW FOREST

An excellent four bedroom detached family residence set in a popular cul-de-sac location, close to the heart of the village of Sway. The property is set in pleasant grounds and further benefits from a detached garage, off road parking and has lapsed planning permission for a two storey extension to the side.

The vendor has secured an onward property and is able to move without delay.

£735,000



4



2



1





The Property

An entrance hall leads into a good size, double aspect entrance lobby, which in turn opens into the main entrance hall. The triple aspect sitting room offers a comfortable space with a central woodburning stove set on a granite hearth and French doors opening out onto the rear garden.

Set across the back of the house is the kitchen/breakfast room, which has been opened out to provide a fantastic space for entertaining and everyday living. The kitchen area features a modern range of fitted units, with accompanying island unit and granite worksurfaces. Set between the units is a Range cooker with stainless steel extractor unit over and built-in appliances including a Bosch fridge/freezer and dishwasher and a microwave oven. There is also under counter space for a washing machine and tumble dryer.

From the kitchen, a door opens into a double aspect dining room, formed from the original garage and now offering an excellent space for a large table and chairs. This room offers options for various uses, depending upon personal requirements. A cloakroom with wash basin and WC completes the ground floor layout.

To the first floor, a large landing with study area, loft access and picture window to the front, provides access to the bedroom accommodation. The double aspect main bedroom features built-in storage to two sides and a large window overlooking the rear garden. There are three further double bedrooms to this level, all of which feature built-in storage cupboards and views across either the front or rear aspects.

The bedrooms are complimented by a family bathroom with tiled walls and a modern suite comprising a panelled bath with shower attachment over, wash basin with storage below and a WC.

NB. The property further benefits from lapsed planning permission to add a double storey extension to the side of the house to provide a garden room to the ground floor and two en-suite bathrooms above.

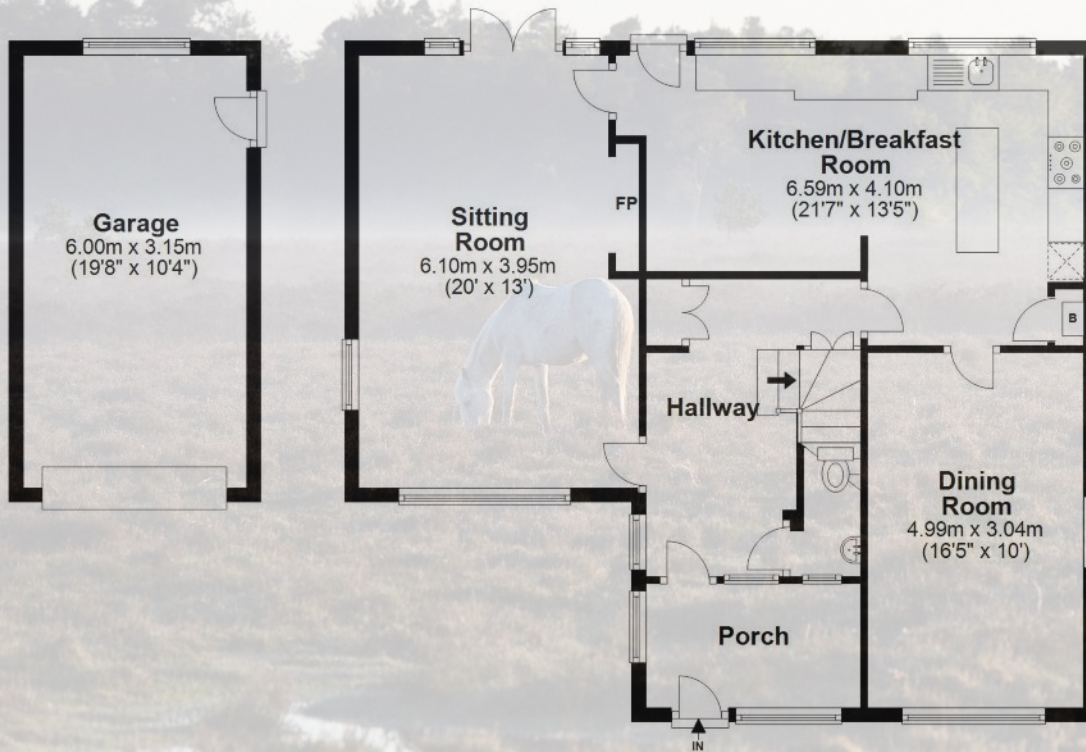
Approx Gross Internal Areas

House: 155.9 sqm / 1678.0 sqft

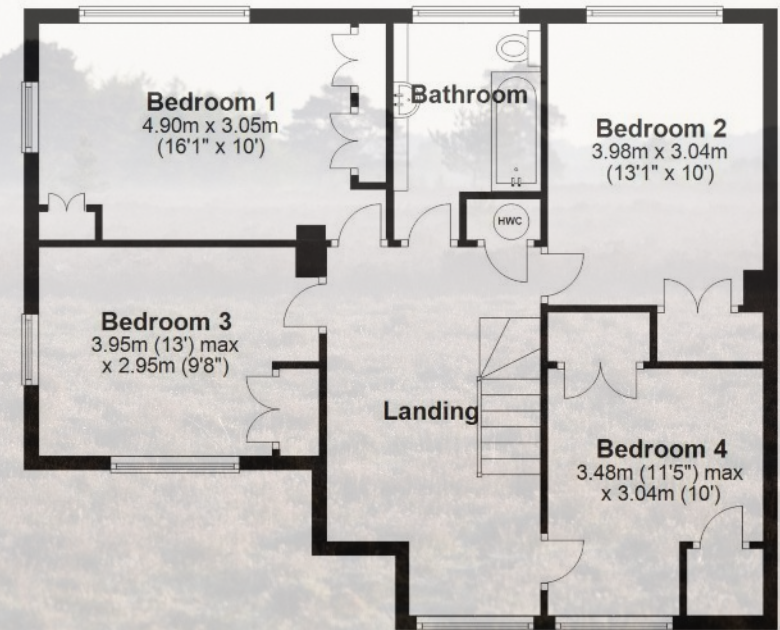
Garage: 18.9 sqqm / 203.4 sqft

Total Approx Gross Area: 174.8 sqm / 1881.4 sqft

Ground Floor



First Floor





Grounds and Gardens

To the front of the property, a pedestrian gate opens onto a brick paved driveway which leads down to the front entrance and round to the brick paved driveway and detached garage. The front garden features two areas of lawn, with a planted border adjoining the house and a high hedge to the front providing privacy and seclusion. There is a further planted border located in the far corner.

Access either side of the property leads to the rear garden which extends across the back of the house and is predominantly laid to lawn with established planted surrounds and fence panel borders.

To the right hand side of the property, there is a further shed, log store and bin store.

Adjoining the rear of the property is a paved terrace which continues down into the far corner of the plot, where there is a large, timber summer house.



Situation

The property is situated in highly desirable cul-de-sac, 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.



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 and turn right onto the B3055. Continue for approximately two miles along this road before taking the first turning right into Manchester Road. Proceed to follow Manchester Road passing under the railway bridge and take the second turning on the left in Durrant Way. The property can then be found shortly after on the left hand side.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 62 Potential: 82

Services: Mains gas, electric, water and drainage

Gas Central Heating

Construction Type: Standard Construction

Flood Risk: Very Low

Broadband: Cable

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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk