



CHAPEL COTTAGE • COOMBE LANE • SWAY • LYMINGTON • SO41 6BP

£750,000

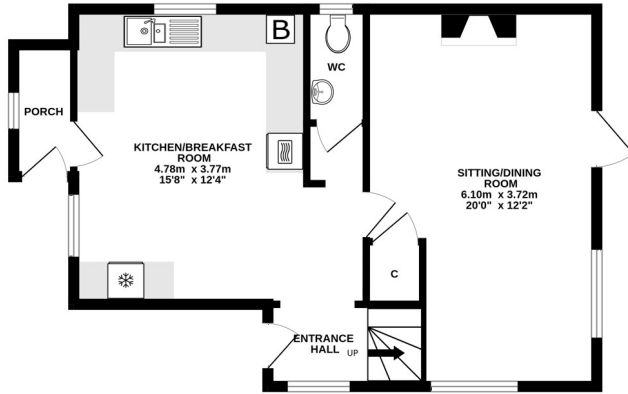
A rare opportunity to purchase a three bedroom character cottage with private garden, parking for multiple vehicles and a separate one bed annex with garden and parking, located in a quiet rural location within this popular New Forest village. The property would make a perfect country residence, holiday home or holiday let investment.



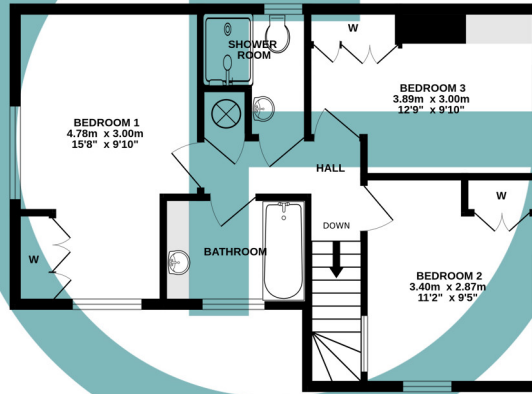
FELLS GULLIVER

PROPERTY EXPERTS

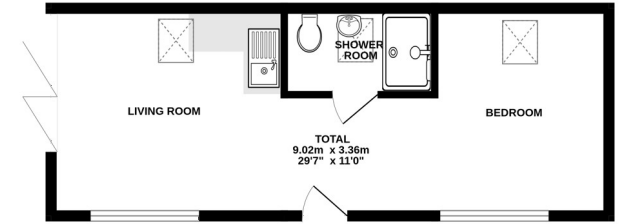
GROUND FLOOR
49.0 sq.m. (527 sq.ft.) approx.



1ST FLOOR
44.9 sq.m. (483 sq.ft.) approx.



THE FORGE
30.3 sq.m. (326 sq.ft.) approx.



TOTAL FLOOR AREA: 124.1 sq.m. (1336 sq.ft.) approx.
Made with Metropix ©2024

FELLS CULLIVER

PROPERTY EXPERTS

Property Specification



- Good size sitting room with feature fireplace
- Spacious kitchen/breakfast room
- Three first floor bedrooms
- Bathroom and separate shower room
- Mature and private cottage garden
- Offered for sale with no forward chain
- Off road parking for multiple vehicles
- Unique potential for Airbnb/investment with separate Annex
- Annex comprises of an open plan kitchen sitting/dining room, double bedroom, shower room, garden and parking

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Chapel Cottage has been in the same family for many years and this charming brick built cottage offers spacious and well proportioned accommodation and character features. There is a beautiful cottage garden, parking for multiple vehicles, a separate self contained annex and is offered for sale with no forward chain.

Front door into the entrance hall with window to the front aspect and stairs leading to the first floor and opening through to the large kitchen/breakfast room. Comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and inset stainless steel one and half bowl single drainer sink unit with mixer tap and tiled splashbacks. Built-in appliances include a dishwasher, eye level electric and separate grill, microwave, ceramic hob, space for tall fridge freezer, wall mounted gas fired central heating boiler, tiled floor, windows to the side and rear aspect. Door into the porch with feature stained glass window to the side aspect and external door to the side aspect, which could also be used as the front door. Cloakroom with low level w.c., wash hand basin with mixer taps and obscure window to the rear aspect. Door into the large sitting/dining room with feature fireplace with tiled hearth and mantelpiece, built-in storage cupboard and windows to the front and side aspect. Pedestrian door leading out to the garden.

First floor landing with airing cupboard housing the hot water cylinder and shelving for linen storage. Master bedroom with built-in wardrobes and windows to the front and side aspect. Bedroom two with built-in wardrobe and windows to the front and side aspect overlooking the garden. Bedroom three with built-in wardrobes and window overlooking the garden. Family bathroom with modern suite comprising a panelled bath unit with mixer taps and mixer shower over and glass shower screen, inset pedestal wash hand basin with mixer tap and vanity storage cupboards under, towel rail, obscure window to the front aspect. Separate shower room comprising a fully tiled shower cubicle with mixer shower, low level w.c., wash hand basin with mixer tap, towel rail, obscure window the rear aspect.

Outside to the front, the property is enclosed with a picket fence and pedestrian gate leading up to the front door. The garden is well established with an abundance of mature trees, plants and shrubs, with an area of patio adjacent to the house with space for patio furniture. At the rear of the garden there is a useful garden shed and a pedestrian gate leading out to the road. Directly across the road is the parking area laid to shingle, providing space for multiple vehicles and this is shared with the annex, Chapel Forge.

Chapel Forge is situated just across the road from the Chapel Cottage and comprises the following accommodation: Front door leading into the open plan kitchen/living/dining room. The kitchen area has floor and wall mounted cupboard and drawer units with inset stainless steel single bowl and drainer sink unit with mixer tap, space for under counter fridge/freezer, wall mounted gas fired central heating boiler, velux roof light with blind to the rear aspect. Space for dining table and chairs and sofa. Folding patio doors to the side aspect opening out to the garden enclosed with picket fencing. Double bedroom with velux roof light with blind to the rear aspect. Shower room with fully tiled shower cubicle and mixer shower, wash hand basin with mixer tap and low level w.c, heated towel rail, velux roof light. The garden is paved for ease of maintenance with space for patio furniture and there is a pedestrian gate leading out to the parking area. Outside light.

The properties are located in a quiet road, within the delightful 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 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.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS



Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS



Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com



Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS