



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

19 Durrant Way

Sway • Lymington • SO41 6DQ



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This well presented detached family home is located in a quiet cul-de-sac within the village centre close to amenities and the open forest. This spacious four bedroom house benefits from a private south facing garden, garage and driveway parking for multiple vehicles.



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£765,000

Key Features

- Modern kitchen, utility room and cloakroom
- Three first floor double bedrooms, all with built-in wardrobes and storage
- Good size south facing secluded rear garden
- Driveway parking for multiple vehicles
- EPC Rating:D & Council Tax Band:F
- Ground floor bedroom four/study
- Large fully tiled family bathroom with shower cubicle and separate bath
- Single garage with power and light
- Located in a quiet area, within easy reach of the village centre and open forest
- Sitting/dining room with Clearview wood burner



Description

This delightful four bedroom detached house with the benefit of a south facing garden, is located within a popular quiet area, close to the village centre and within easy reach of open forest and the train station.

Front door leading into the entrance hall with stairs rising to the first floor with storage space under. Sitting room with feature fireplace with wooden mantle piece and inset Clearview wood burner and granite hearth. Window to the front aspect. Open plan to the dining room where there is plenty of space for dining table and chairs, and sliding doors leading out to the rear garden. From the dining room there is an opening through to the kitchen, which has a comprehensive range of floor and wall mounted cupboard and drawer units with granite worktop over with matching splashbacks and inset single sink unit with mixer tap over. Space for tall fridge freezer. Built in NEFF and Bosch appliances include a dishwasher, eye level electric double oven and four ring ceramic hob with extractor hood over. Inset ceiling spotlights, porcelain tiled flooring, window to the rear aspect overlooking the rear garden. Door leading back through to the hallway and door to the inner hallway, where there is a cloakroom with a WC, wash hand basin and obscure window to the rear aspect. Door from inner hallway into the utility room, with range of cupboard units with wooden worktop over, inset single drainer sink unit with mixer tap, space and plumbing for washing machine and tumbler dryer. Space for under cupboard fridge or freezer, window and door to the rear aspect. From the inner hall, door to bedroom four/study which has a window to the front aspect.

First floor landing with large airing cupboard with shelving for linen storage. Master bedroom with range of fitted wardrobes with mirrored sliding doors, separate cupboard and window to the front aspect. Double bedroom two with range of fitted wardrobes with mirrored sliding doors, two additional storage cupboards, window to the rear aspect overlooking the garden, and inset sink unit with tiled splashback with vanity storage cupboard under and

mirror above. Double bedroom three has a built-in cupboard with access to a further cupboard inside. Window to the front aspect. Large family bathroom with modern suite comprising of an enclosed shower cubicle with mixer shower, panelled bath unit with mixer tap and hand-held shower attachment, low level WC, inset sink unit with mixer tap, vanity storage cupboards under and mirror above with inset lighting. Heated towel rail. Fully tiled walls and floor, obscure window to the rear aspect.

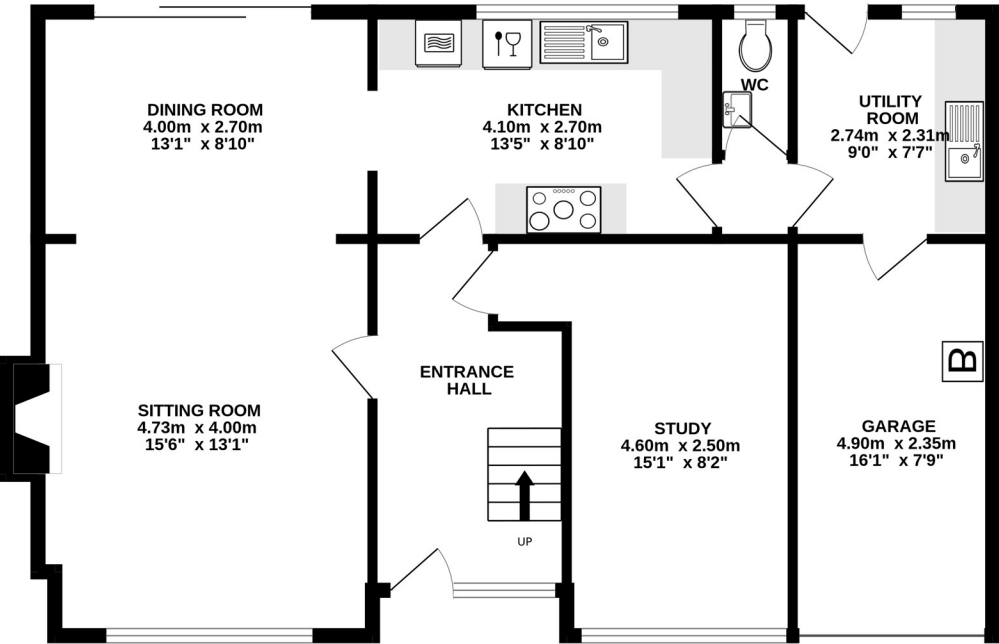
Outside to the front of the house, there is driveway parking for several vehicles, leading up to the attached garage with an up and over door, power and light and wall mounted gas fired central heating boiler. There are mature shrubs, hedging and borders and side access to the left through a pedestrian wooden gate leading through to the rear garden.

The mature rear garden enjoys a sunny southerly aspect and has hedging, mature shrubs and trees and the boundaries are fenced. There is a porcelain paved terrace area adjacent to the rear of the house and the remainder is laid to lawn, with well stocked beds. Outside tap, outside light and useful garden shed.

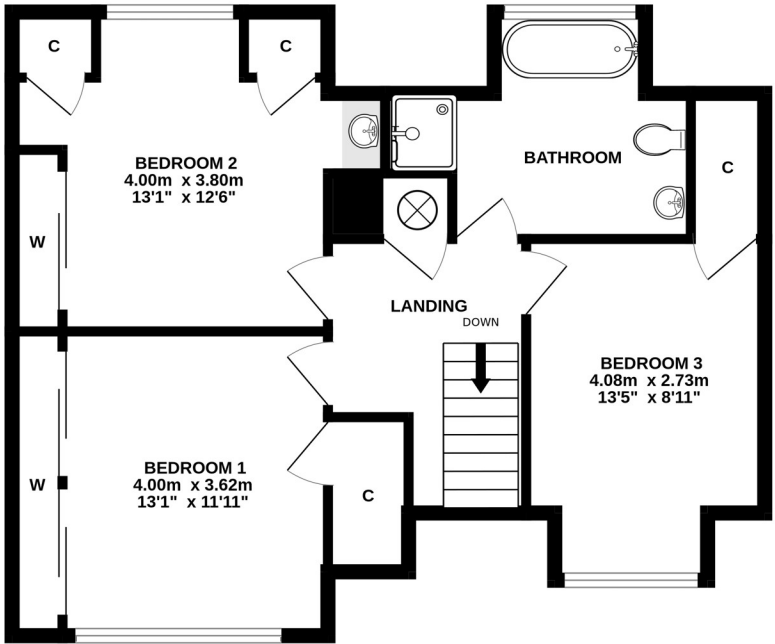
This delightful property is located within the popular village of Sway. Nestling on the Southern edge of the New Forest National Park, Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness. The village offers a useful mainline rail connection (London Waterloo 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.

Floor Plan

GROUND FLOOR
82.7 sq.m. (890 sq.ft.) approx.



1ST FLOOR
57.3 sq.m. (616 sq.ft.) approx.



19 DURRANT WAY

TOTAL FLOOR AREA : 139.9 sq.m. (1506 sq.ft.) approx.
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For more information or to arrange a viewing please contact
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ
T: 01590 671711 E: lymington@fells-gulliver.com



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