



# The Penthouse

*5 Forest Heath House, Station Road, Sway, SO41 6BA*

SPENCERS  
NEW FOREST





*A stunning three bedroom penthouse apartment forming part of a beautifully renovated Grade II Listed building set in the heart of the village of Sway. Available with no onward chain.*

## The Property

The main building is accessed from the ground floor via a welcoming communal entrance porch and hallway featuring attractive Victorian tiled flooring. From the communal hallway, a wooden stairwell ascends to the first floor landing, where a further flight of stairs leads directly to the second floor landing and the penthouse apartment.

A solid wood front door opens into the entrance hall for the apartment which features Oak parquet flooring and a wall mounted security entry phone. A double door walk-in cupboard houses the gas heating and hot water boiler with an adjacent space with plumbing for washing machine.

The impressive sitting room features windows to the front and double French style doors opening onto a private balcony with ornate wooden balustrade offering elevated views across the village, the New Forest and paddocks beyond.

Adjoining the sitting room is the kitchen/breakfast room which has been fitted with an attractive range of handmade and hand-painted Shaker style wall and base units fitted to three walls. Appliances include a built-in dishwasher and fridge, as well as a free-standing electric oven with gas hob and fitted matching stainless steel extractor fan. Oak parquet flooring is fitted throughout.

Set at the end of the hallway is the master bedroom featuring side aspect windows, two double door built-in eaves storage cupboards, both with automatic lighting providing ample storage and an en-suite shower/wet room.

**£375,000**



1



3



2

FLOOR PLAN

Approx Area: 97.1 sqm / 1045 sqft

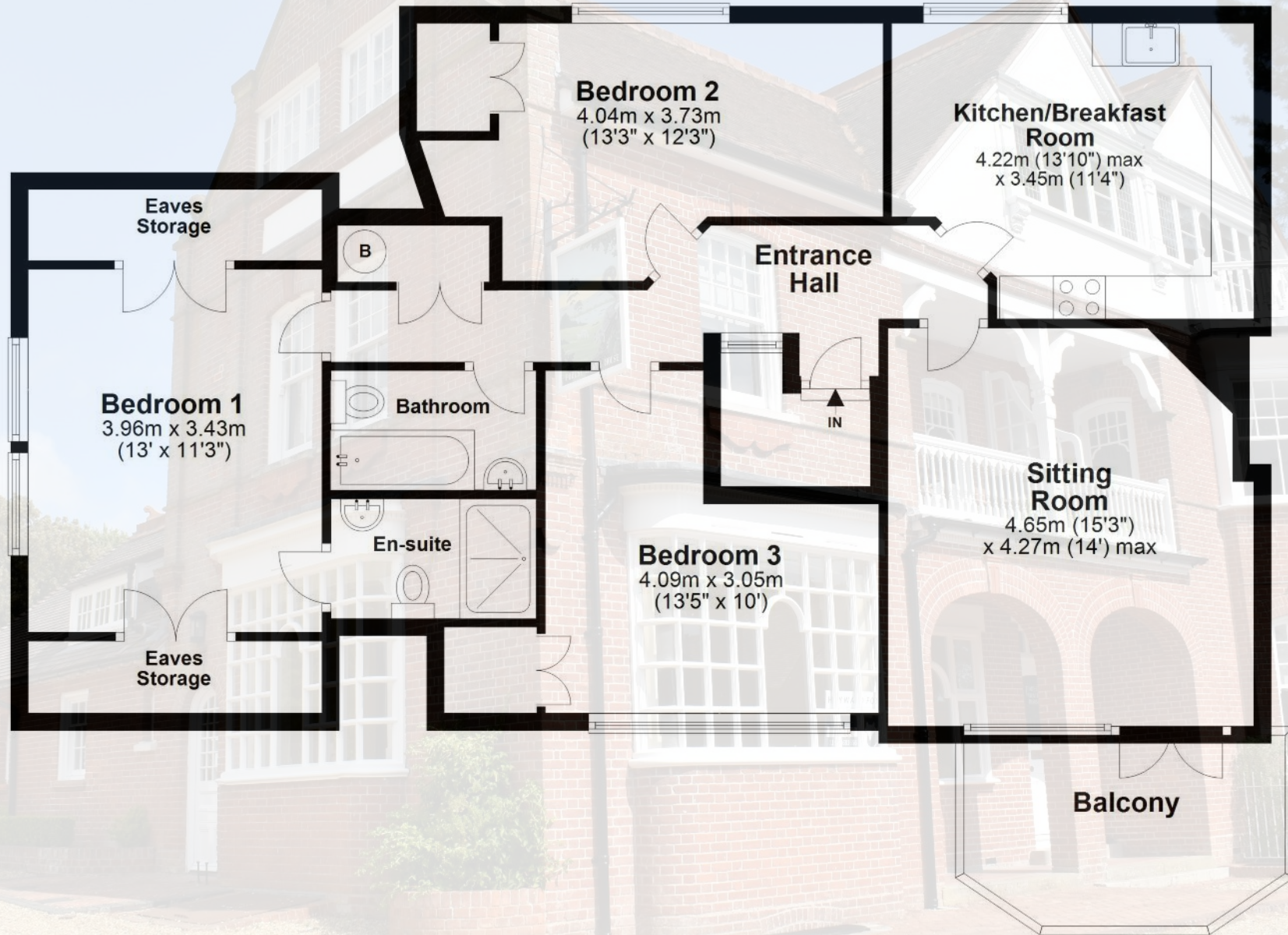


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



*The property benefits from many original features as well as a balcony, three parking spaces and communal grounds*

### The Property Continued...

There are two other double bedrooms with built-in storage cupboards and windows offering views of the front and rear aspect respectively.

The layout is completed by a family bathroom comprising a wooden panelled bath with wall mounted shower over, hand wash basin and WC. The bathroom features Parquet wooden flooring and part tiled walls with wall mounted courtesy mirror and lights.

The building has been upgraded to the best possible energy and sound proofing standards as follows:

- All roofs have been renewed with high specification modern insulation
- All floors have been insulated to a high specification
- All party walls and floors have been insulated to meet the most stringent sound proofing criteria

### Grounds & Gardens

Forest Heath House is accessed via a sweeping shingled driveway providing off road parking for multiple vehicles. Each apartment is conveyed with separate and private parking. To the side, there are wooden numbered bin stores for each apartment with a further numbered brick built storage/bike shed which is accessed via their own private doors.

There is a communal garden at the side for the use of all the flats which is mainly laid to lawn with surrounding borders containing an array of mature shrubs, trees and bushes. The garden offers a great degree of privacy and features a central feature pine tree with hedging and screening to all sides.





## Directions

From our office in Brockenhurst turn left and proceed up Brookley Road. Take the first right into Sway Road and continue to the end of the road before turning right onto the B3055.

Continue for approximately two miles towards the village of Sway, before taking the fifth turning on the right into Station Road. Proceed to follow Station Road into the village and the property can be found on the right hand side opposite the Silver Hind.

## Services

Energy Performance Rating: D Current: 66 Potential: 70

Council Tax Band: D

All mains services connected

Tenure: Leasehold (150 year lease from August 2013 with 139 years remaining)

Maintenance Charges: Approximately £2,760 per annum

Ground Rent: Peppercorn

Management Company: Run by all residents

Agents Note: Long term rentals permitted, no holiday lets and pets by management company's permission only

## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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.



*This village in the heart of the New Forest offers everything you could want for a convenient lifestyle with the excellent array of amenities on offer*

### **The Situation**

The property is situated in a conveniently central location in the heart of the village, being just a few minutes walk from the mainline railway station (London Waterloo approx. 90 minutes), general convenience stores, doctors surgery, public house and the highly regarded St Lukes Primary School.

The open forest can be accessed towards the end of the road at Setthorns. 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.

The local village amenities include Sway Butchers, Pharmacy, Post Office, Sway Manor Hotel, Sway Lawn Tennis Club and St Luke's Church.



For more information or to arrange a viewing please contact us:

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