



The Field

Sway Road, Pennington, Lymington, SO41 8LP

SPENCERS
COASTAL





An immaculately presented three double bedroom single storey dwelling with garage and a generous garden with stunning views over open paddock land. The house is located behind an automated electric gate with ample parking on the driveway.

The Property

Welcome to this remarkable 3-bedroom, 3-bathroom bungalow, where spacious living meets exquisite design. As you step inside, you are greeted by a generously proportioned reception hallway that sets the tone for what lies ahead.

From the reception hallway, you'll find your way into a capacious sitting and dining room. This inviting space is bathed in natural light, thanks to its beautiful bi-fold doors that seamlessly connect the indoors with the outdoors. Enjoy year-round comfort as you cozy up to the charming log burner on cooler evenings, or simply bask in the serene garden views on a warm day.

To the left of the hallway, a separate sitting room awaits, leading to two spacious bedrooms that are truly a retreat. Each bedroom boasts ample space, built-in wardrobes, and its own en-suite bathroom, providing ultimate convenience and privacy for residents or guests.

OIEO £875,000



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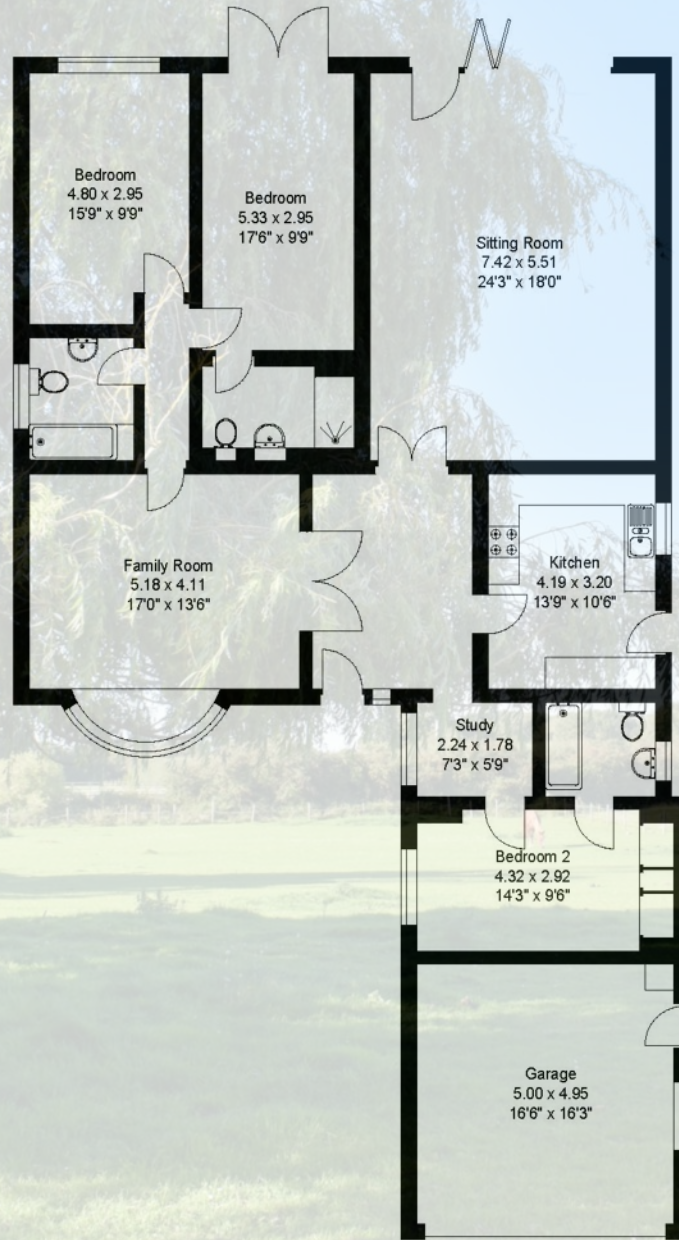


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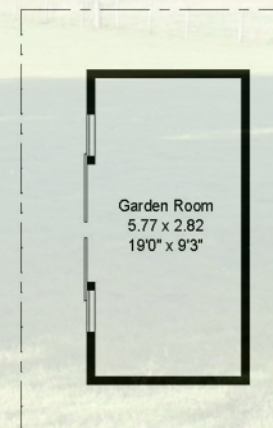
FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 189sq.m. or 2034sq.ft.
Garden Room: 16sq.m. or 172sq.ft.

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NOT TO SCALE



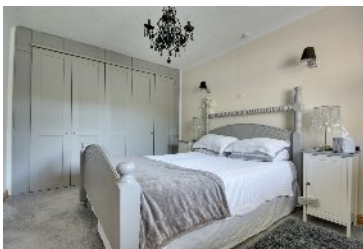


Located within the New Forest National Park this property offers flexible living with a high degree of privacy.

The Property continued . . .

The heart of this bungalow is the bespoke kitchen, complete with modern, high-quality built-in appliances. Whether you're a culinary enthusiast or simply appreciate a well-appointed space, this kitchen is designed to inspire and impress.

Additional versatile spaces within the home include a study and a third bedroom, strategically positioned at the front of the house for privacy and tranquility. The third bedroom also offers the luxury of an en-suite bathroom, enhancing comfort and functionality.



Situation

Situated approximately 1½ miles west of Lymington, between the village of Sway and Lymington town and close to The New Forest National Park which encompasses over 140,000 acres of beautiful open heathland and enclosed woodland, offering many miles of unspoiled riding and walking. The Georgian market town of Lymington offers a wide range of shops including boutiques, a selection of renowned restaurants and cafes. There are excellent facilities for sailors with two deep water marinas, the Royal Lymington Yacht Club and Lymington Town Sailing Club and the facility of both permanent and visitors' moorings on the Lymington River. There is a branch railway line from Lymington to the forest village of Brockenhurst, some 4 miles to the north, where there is a mainline rail connection (London Waterloo approximately 90 minutes).



Grounds & Gardens

An automated electric gate opens into a block paved driveway with ample parking and turning, leading to the garage. The rear garden is of notable size and offers tremendous views across open paddock land with grazing horses. There is a sunny entertaining area at the rear of the property with a borders offer raised beds with numerous scented flowers and plantings. A wide patio offers a quiet area to enjoy alfresco dining and enjoy the afternoon sun.

Directions

From our office in Lymington proceed up the High Street and follow the one-way system around to the right into Southampton Road. Continue over the mini roundabout and just after the Monkey House Public House, turn left into Sway Road. Follow the road for approx. 1.5 miles and the property can be found on your right-hand side before you pass the Wheel Inn.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Located close to all amenities and within walking distance of well-renowned schooling.

Services

Energy Performance Rating: C Current: 71 Potential: 81

Council Tax Band: E

All mains services are connected

Points of interest

Lymington Quay	1.4 miles
Waitrose Lymington	0.9 miles
Walhampton (Private School)	2.6 miles
Priestlands Secondary School	0.5 miles
Lymington Recreation Centre	0.5 miles
Lymington Hospital	2.2 miles
Brockenhurst Train Station	5.4 miles
Brockenhurst Tertiary College	5.6 miles

Important Information

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 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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