



1 Broadmead Cottages

Silver Street, Sway, Lymington, SO41 6DG

SPENCERS
NEW FOREST





A three bedroom equestrian property located two miles West of Lymington adjacent to a bridleway leading to the open forest.

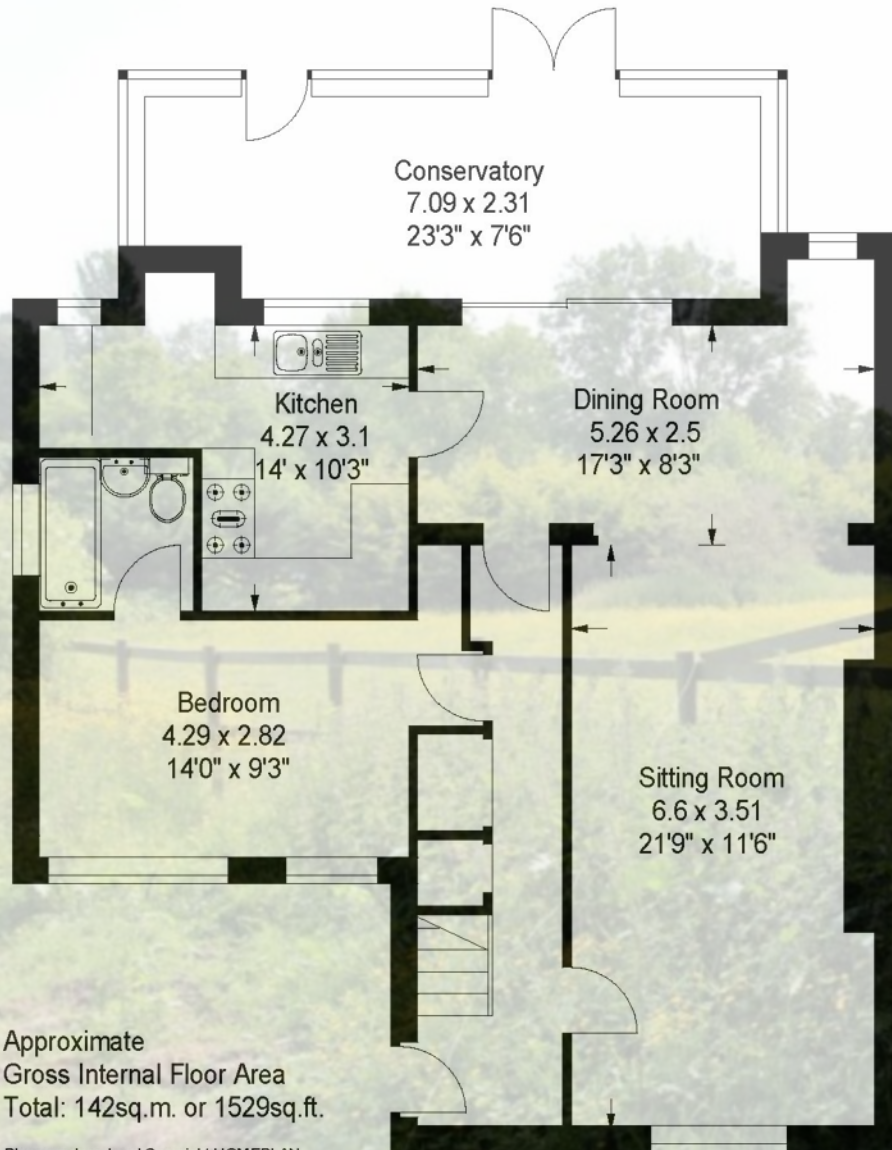
The Property

Covered porch opens in to the hall with wood flooring, under stairs cupboard and stairs to the first floor. The spacious sitting rooms flows off here with a feature open fireplace with wooden mantle, wood flooring and windows over looking the rear garden. The dining area has double patio doors to the sun lounge and leads through to the fitted kitchen with a range of fitted work tops and cupboards, discreet lighting, De Longhi stainless steel cooker range, a large Fisher and Paykel stainless steel fridge/freezer, Smeg dishwasher and washing machine. The sun lounge is positioned across the back of the house with doors leading to the gardens. There is a convenient ground floor double bedroom with fitted wardrobes and an ensuite bathroom.

£950,000



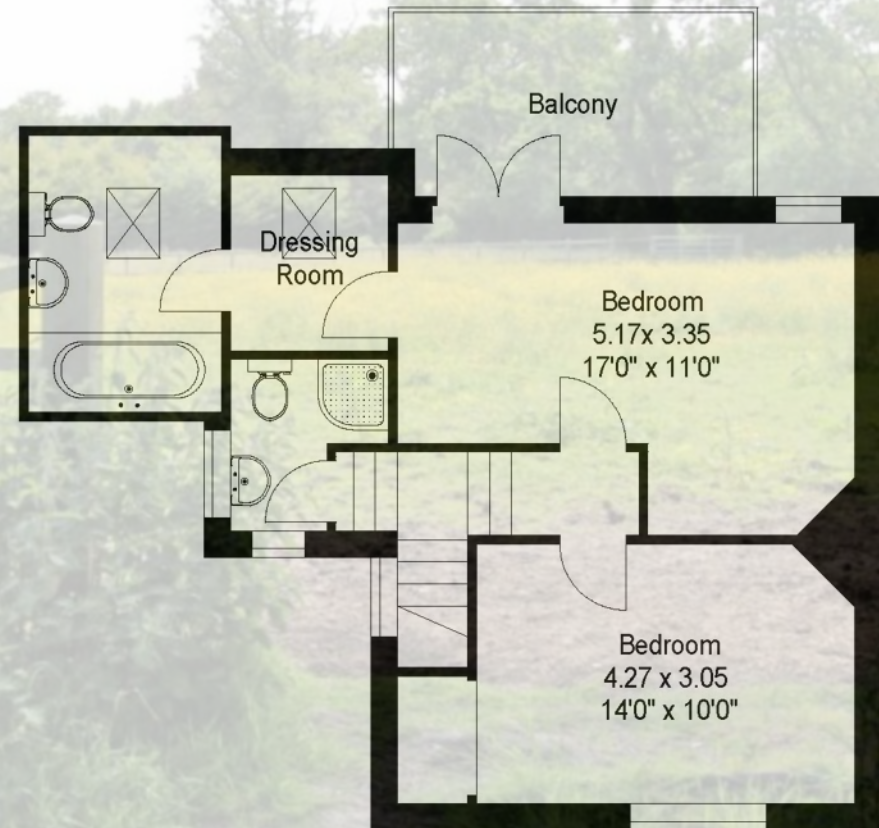
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 142sq.m. or 1529sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





Set within 3 acres

The Property continued . . .

Stairs rise to the first floor with side window and the primary bedroom with built in wardrobes, a walk in wardrobe plus ensuite and a sunny aspect from the balcony. Bedroom three is also a double with built in wardrobes. The family shower room completes the first floor accommodation.



The Situation

Situated in a semi-rural position some 2½ miles west of the Georgian market town of Lymington, a world renowned sailing centre with stunning river walks, deep water marinas and yacht clubs. To the north east is the New Forest village of Brockenhurst with a mainline rail connection (London/Waterloo 90 minutes approx.) There is a further rail connection from Sway, which also has a range of local shops and is accessible to the extensive walks and riding available throughout the New Forest National Park. Approximately 3 miles west of the property is the town of New Milton that affords comprehensive leisure, shopping and educational facilities, again with a mainline rail connection. The coastline fronting Christchurch Bay, with it the pretty coastal village of Milford on Sea, is situated some 3 miles south offering safe sea swimming opportunities.



The property benefits from private gardens, stable block, hay barn, tack room and out buildings.

Grounds & Gardens

The rear garden has a large paved patio which leads to good sized lawn with various mature plantings, timber panelled fencing, and a pathway leading to a private sunny paved terraced area. From here access through to the Stable yard with ample parking for horse box and larger vehicles, outside tap and access to the paddocks. There are three stables, a spacious hay barn, tack room and a gate leading through to the paddocks with small field shelter.

Directions

From our office in Lymington high street, continue north out of the town on the A337 in the direction of Brockenhurst. Continue through the traffic lights on Southampton Road, turning left just after The Monkey Brew House public house onto the Sway Road. Continue along the Sway Road and join Silver Street after passing The Wheel Inn on the left hand side. Pass The Old Mill Restaurant and continue for about 100 yards, where the property will be found on the right hand side.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: D Current: 62 Potential: 77

Council Tax Band: E

All mains services connected

Points of interest

Waitrose Lymington	3.2 miles
Lymington Quay	3.7 miles
Tiptoe Primary School	2.7 miles
Walhampton (Private School)	4.1 miles
Royal Lymington Yacht Club	4.1 miles
Brockenhurst Train Station	5.4 miles
Brockenhurst Tertiary College	5.2 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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