



Keepers Cottage

Westbeams Road, Sway, SO41 6AE

SPENCERS
NEW FOREST





KEEPERS COTTAGE

WESTBEAMS ROAD • SWAY

A pretty two bedroom corner terraced property having undergone a recent superb refurbishment and now presents beautifully with open plan living accommodation, two double bedrooms and two bathrooms. Further benefits include off street parking and a private south facing garden.

The property is currently utilised as a successful holiday cottage and is available with no onward chain and set centrally within this desirable New Forest Village with local amenities including a train station, and provides ease of access out for extensive walks and cycling across the forest.

£395,000



2



1



2





The Property

A covered storm porch set over the entrance leads into the hallway with stairs leading up to the first floor with a cloakroom set to the rear of the hall and access into a superb open plan kitchen/living room with southerly aspect and doors leading out to the enclosed rear garden.

The kitchen has been refitted with soft sage modern shaker style units with complimentary granite worksurfaces and tiled splashback. Built in appliances include an induction hob with overhead extractor hood and electric under counter oven. There is further space for a dishwasher/washing machine and fridge freezer. A side window gives aspects across the front and a door leads out onto the terrace and garden.

The kitchen opens into the living and dining area with a newly laid real wood flooring throughout. Double doors from here lead out to the garden affording lots of light. A dining area is set towards the back of the room making a natural entertaining area.

The first floor landing provides access to the two double bedrooms and bathroom and a loft hatch provides access to a large loft void with scope for potential development subject to the necessary regulations.

The principal bedroom has dual aspects and also benefits from a modern ensuite shower room with shower cubicle, vanity wash basin and WC. The bathroom has been refitted to include a bath, wash hand basin and WC.

Floor Plan

Approx Gross Internal Area
68.6 sqm / 738.8 sqft

Ground Floor



First Floor

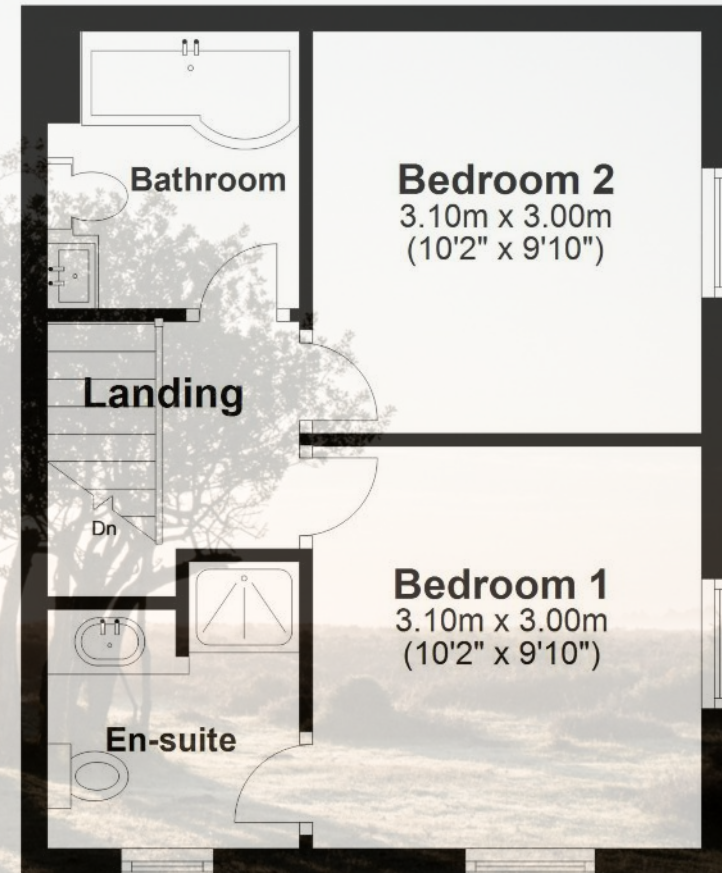


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



Grounds & Gardens

There is private parking to the front of the property for a couple of cars. A side gate leads into the enclosed rear garden which benefits from southerly aspects and is predominantly laid to lawn with a raised decking area making an ideal area for seating and entertaining.

Both the kitchen area and sitting room area have glazed doors leading directly onto the garden. There is a shed for storage and flower beds to the borders.

Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 70 Potential: 86

Mains electricity, gas, water and drainage.

Gas Central Heating

Property construction: Standard construction

Broadband: FFTC - Fibre optic cable to the cabinet, then to the property.

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile coverage: Vendors have advised that the phone signal is occasionally patchy with Vodafone.





Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Continue to the end of the Sway Road and turn right onto the B3055. Continue then for approximately two miles passing the Hare and Hounds Pub and before taking the fourth turning on the right at the bottom of the hill into Church Lane. Proceed towards the top of Church Lane and turn right into Westbeams Road where the property is the first on the right.

Situation

The property is set at the start of a cul-de-sac, within a short walk of the heart of the ever popular village of Sway, by way of a cut through at the end of the road and the open forest. The village offers a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes) together with a wonderful forest pub at The Hare and Hounds. There is a thriving community, well regarded primary school, church, doctor's surgery and excellent convenience stores.

The Georgian market town of Lymington, famed for its river, marinas, yacht clubs and coastline, is within a 4 mile drive over the forest. The neighbouring New Forest village of Brockenhurst (4 miles), again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18 hole golf course.

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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