



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

5 Highfield Gardens

Sway • Lymington • SO41 6BY



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Spacious and beautifully presented house having been extended, with a beautiful kitchen/dining room to the rear opening out to the rear garden. The property benefits from three bedrooms, driveway parking for two vehicles, a garage in a nearby block and the property is located in a quiet cul-de-sac within the popular village of Sway.



3



1



£385,000

Key Features

- Stunning and spacious extended kitchen/dining room to the rear
- Three first floor bedrooms
- Located in a quiet cul-de-sac, within easy reach of the village centre
- Driveway parking for two vehicles and garage in nearby block
- Offered for sale with no forward chain
- Sitting room with feature fireplace
- Private rear garden with decked area and steps leading down to lower level
- Modern family bathroom
- Beautifully presented throughout
- EPC Rating: C

Est.1988



Description

Located in a quiet cul-de-sac within the popular village of Sway, this delightful three bedroom house been extended to provide a stunning large kitchen/dining room to the rear, with doors leading out onto the decking and rear garden. This beautifully presented house also benefits from driveway parking for two vehicles and a garage in a nearby block.

Storm porch and with front door leading into the entrance hall with engineered oak flooring and stairs to the first floor. Door into the lovely sitting room, where the engineered oak flooring continue. Chimney breast with inset feature living flame gas fire and window to the front aspect. Understairs storage cupboard and separate large utility cupboard housing the Worcester gas fired central heating boiler. Hardwood and glass bi-fold doors leading through to the kitchen/dining room. This room is a real feature of the house and is fitted with a comprehensive range of floor and wall mounted cupboard and drawer units with oak worktops, with an inset one and a half bowl sink and and drainer unit with mixer tap over. Integrated fridge and separate freezer, installed in December 2022, integrated dishwasher installed in 2021, integrated washing machine, leisure Cuisinemaster range cooked with extractor above. Engineered oak flooring inset spotlights. Casement doors with built-in blinds opening out onto the decking, enjoying a lovely outlook over the rear garden.

First floor landing with hatch providing access to the loft space, which is partially boarded. Airing cupboard housing the hot water cylinder and shelving for linen storage.

Master bedroom with built-in wardrobes and window to the rear aspect overlooking the garden. Double bedroom two with built-in wardrobes and window to the front aspect and bedroom three with window to the front aspect. Modern family bathroom which was refitted in 2020 with white a suite comprising of a tiled panelled bath with Mira electric shower over,

installed in 2024, with folding shower screen, wash hand basin with mixer tap and vanity storage storage cupboard beneath, WC with concealed cistern, attractive timber effect flooring, chrome ladder style heated towel rail, fully tiled walls, extractor fan and obscure window to the rear aspect.

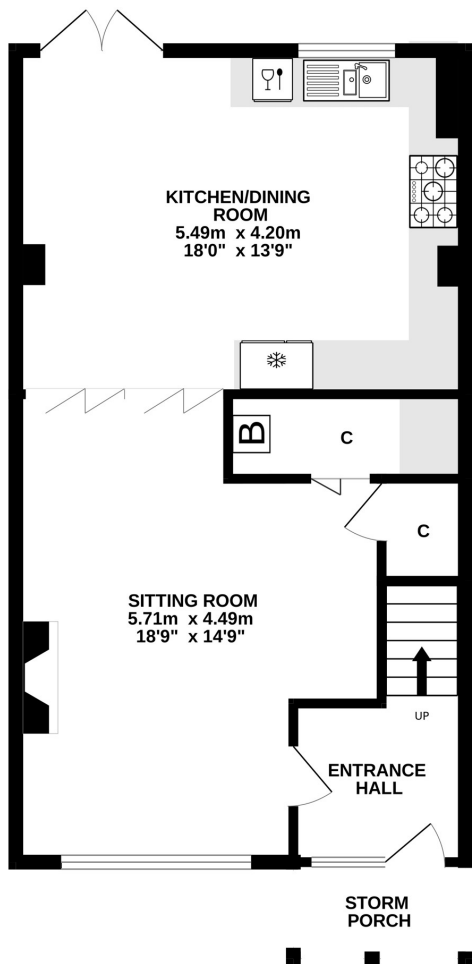
To the front, the garden is mainly laid to shingle, providing parking for two vehicles, and a paved path to the right hand side leads up to the front door. There is wooden picket fencing to the side boundaries.

The rear garden is private and has an area of composite decking which was installed in 2020 and adjoins the rear of the property and is accessed via the doors from the kitchen/dining room. There is railing and steps leading down to an artificial lawn and further decking area. There is a timber garden shed with power and light, a timber gate providing rear pedestrian access and a lovely wooded backdrop.

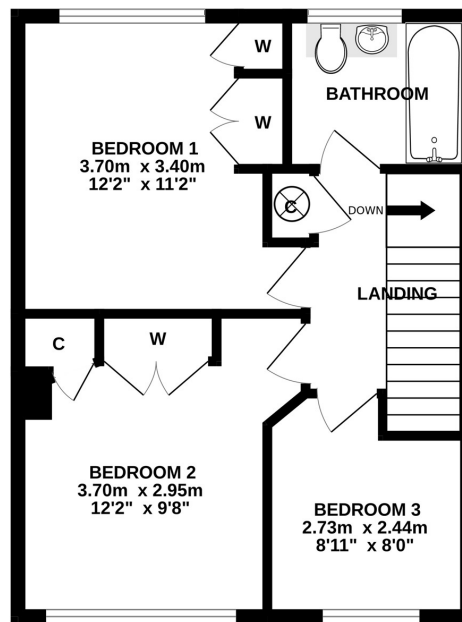
Nestling on the Southern edge of the New Forest National Park, Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness. The village offers a useful mainline rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a highly regarded 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

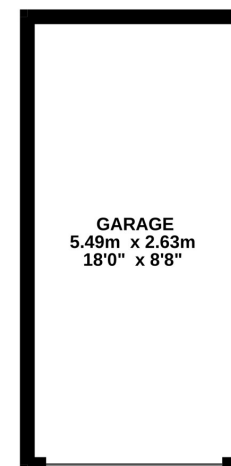
GROUND FLOOR
55.9 sq.m. (601 sq.ft.) approx.



1ST FLOOR
40.1 sq.m. (431 sq.ft.) approx.



GARAGE
14.4 sq.m. (155 sq.ft.) approx.



5 HIGHFIELD GARDENS
TOTAL FLOOR AREA : 110.3 sq.m. (1188 sq.ft.) approx.
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