



Flat 3 Quarr House

Manchester Road, Sway, Hampshire, SO41 6AS

SPENCERS
NEW FOREST





FLAT 3 QUARR HOUSE

MANCHESTER ROAD • SWAY

A substantial first floor mansion style apartment offering accommodation of approximately 2195 sq ft forming a substantial part of this beautifully converted country house which is set in 2 acres of gardens, within a few yards of the open forest and local amenities including the branch train station. The apartment retains many period features befitting the era and all key rooms are predominantly south facing allowing for plentiful light. Further benefits include a garage.

£650,000



3



2



1





The Property

Originally a large country house built in 1905, Quarr House has been sympathetically converted into seven individual properties set in private grounds in a popular New Forest location. Forming a significant portion of the main house, this magnificent first floor apartment offers well-proportioned accommodation with character features such as original fireplaces, wood flooring, sash windows and high ceilings.

External stairs lead up to the first floor communal entrance with a grand staircase leading up to the private entrance door which in turn leads into the apartment. A welcoming generous reception hallway, which features a large arch and ornate pillars, provide access to the bedrooms at one end and the living accommodation at the other. A large storage cupboard, originally the 'maids cupboard' is set at the far end with additional built in shelving area. A cloakroom is set off the hallway and benefits from a further storage area.

A spectacular drawing room (20 x 20) benefitting from wood strip flooring and with sliding doors leading out to a useful roof garden overlooking the rear gardens. A central fireplace with ornate wood mantel and surround with a gas living flame fire set on a marble hearth makes this a real feature of the room.

From the drawing room there is access into an equally sizable dining room with large sash windows overlooking the grounds to the rear and again features a large fireplace with coordinating surround and marble hearth and living flame gas fire.

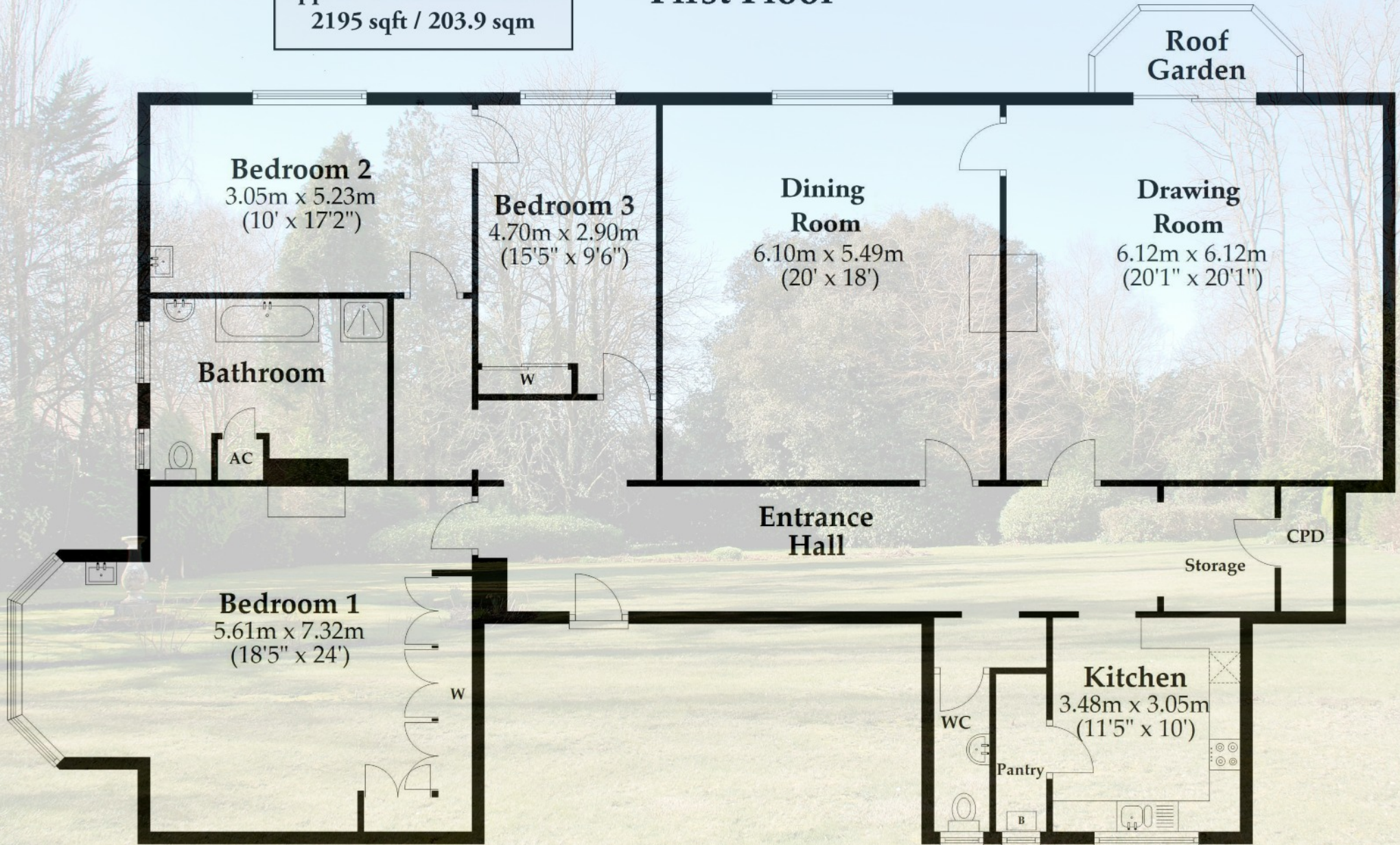
A recently fitted kitchen is set across the hallway offering ample storage with modern units with coordinating wood block surfaces and tiled splashbacks. Integrated appliances include a built in double oven set at high level, induction hob with extractor hob over and sink unit overlooking the front aspect across the grounds and forest beyond. A useful pantry/utility room is set off the kitchen providing additional useful storage with space and plumbing for appliances. It also houses the boiler which is still under warranty.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Approx Gross Internal Area
2195 sqft / 203.9 sqm

First Floor





The Property Continued...

The magnificent principal bedroom (24 x 18) is situated on the east side of the building with large splay bay windows overlooking the side gardens. The high ceiling features ornate plasterwork and central rose. There is an extensive run of fitted tall wardrobes providing for good storage and a vanity unit with sink.

There are two additional double bedrooms accessed from an inner hallway off the main hallway which all enjoy views over the gardens and currently interconnect. A large family bathroom which has a 7ft 2 long enamelled roll top bath and separate double shower cubicle completes the accommodation.

Grounds & Gardens

The property is accessed via a sweeping driveway through the delightful grounds giving access to parking at the front of the building and a single garage is set to the side. There is an area of woodland to the front offering a mixture of deciduous and evergreen trees, whilst providing a good degree of privacy.

Side access leads to stunning parkland style communal grounds and gardens to the rear which are beautifully maintained under contract and included within the maintenance charge. The gardens are mainly laid to lawn with large flower and rose beds.

Services

Tenure: Share of freehold

999 year lease as of 2021 TBC

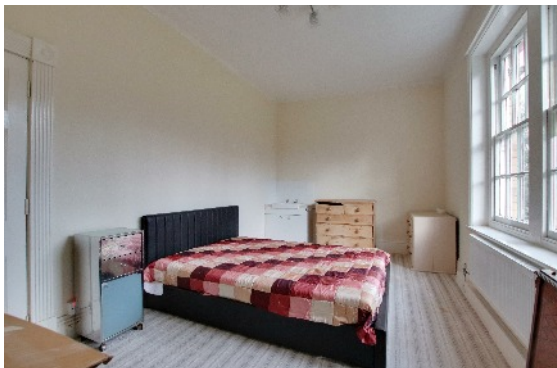
Maintenance charge: Approximately £2,000 per annum

Standard assured shorthold tenancies permissible but no holiday letting

We have been informed by the seller that pets are allowed at Quarr House.

Services: All mains services connected

Energy Performance Rating: D Current: 66 Potential: 81





Directions

From our office in Brockenhurst turn right and proceed up Brookley Road and take the first right into Sway Road continue to the end of the Sway Road and turn right. Continue for approximately one mile before taking the first turning right on the brow of the hill, towards Sway. Continue for approximately one mile and take the first turning left into Brighton Road. As you pass over the cattle grid take the first turning on the left into Manchester Road and the walled entrance to Quarr House can be found after a short distance on the right hand side.

The Situation

Quarr House is situated to the immediate north of the village centre, putting the extensive facilities of this popular village within a level walk. The village offers a useful mainline rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a thriving community and popular Tennis Club. Miles of open New Forest commences to the north of the property.



The Georgian market town of Lymington, famed for its river, marinas, yacht clubs 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 golf course.

Important Notice

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 or 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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