



Invicta

Manchester Road, Sway, Lymington, SO41 6AP

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INVICTA

MANCHESTER ROAD • SWAY

A beautifully refurbished and extended four bedroom detached 1930's property in the heart of the popular village of Sway within easy reach of the open forest, railway station and amenities of the village. With a stunning open plan kitchen and living space, vaulted principal bedroom suite and a contemporary feel to the décor, ample off road parking and a south west facing rear garden.

£885,000



4



3



2





The Property

A glazed composite door leads into a welcoming entrance hall with striking engineered wood flooring leading throughout the ground floor.

The snug is set to the right hand side with box bay window with front aspects making an ideal seating area. A feature fireplace is set with an inset wood burner with flagstone hearth and wooden mantle and shelving set into the alcoves.

The entrance hall opens out into a large open plan living area with direct sight lines through to the rear and garden.

The open plan kitchen/dining room offers a wonderful living area ideal for entertaining and modern day living. The kitchen offers an array of modern gloss units at base and eye level with tall units and peninsula island. Integrated appliances include a dishwasher, two ovens, a five ring gas hob with extractor hood set overhead, space for a washing machine, contemporary Dekton stone work surfaces and up stands. This area offers extensive windows, sky lights and a door out to the terrace along with space for a large table and chairs.

Steps from the dining room lead down to a further reception room with large bi-folding doors leading out to the rear garden with roof lights set across the width of the room affording lots of light and a side window allows for further air flow. A WC and under stairs cupboard complete the ground floor.

Stairs with large roof lights lead up to the first floor split level landing providing access to the four bedrooms and shower room. A large double bedroom is set at the front of the house with large box window overlooking the front. Bedroom four is set adjacent which would also make for an ideal study or dressing room.

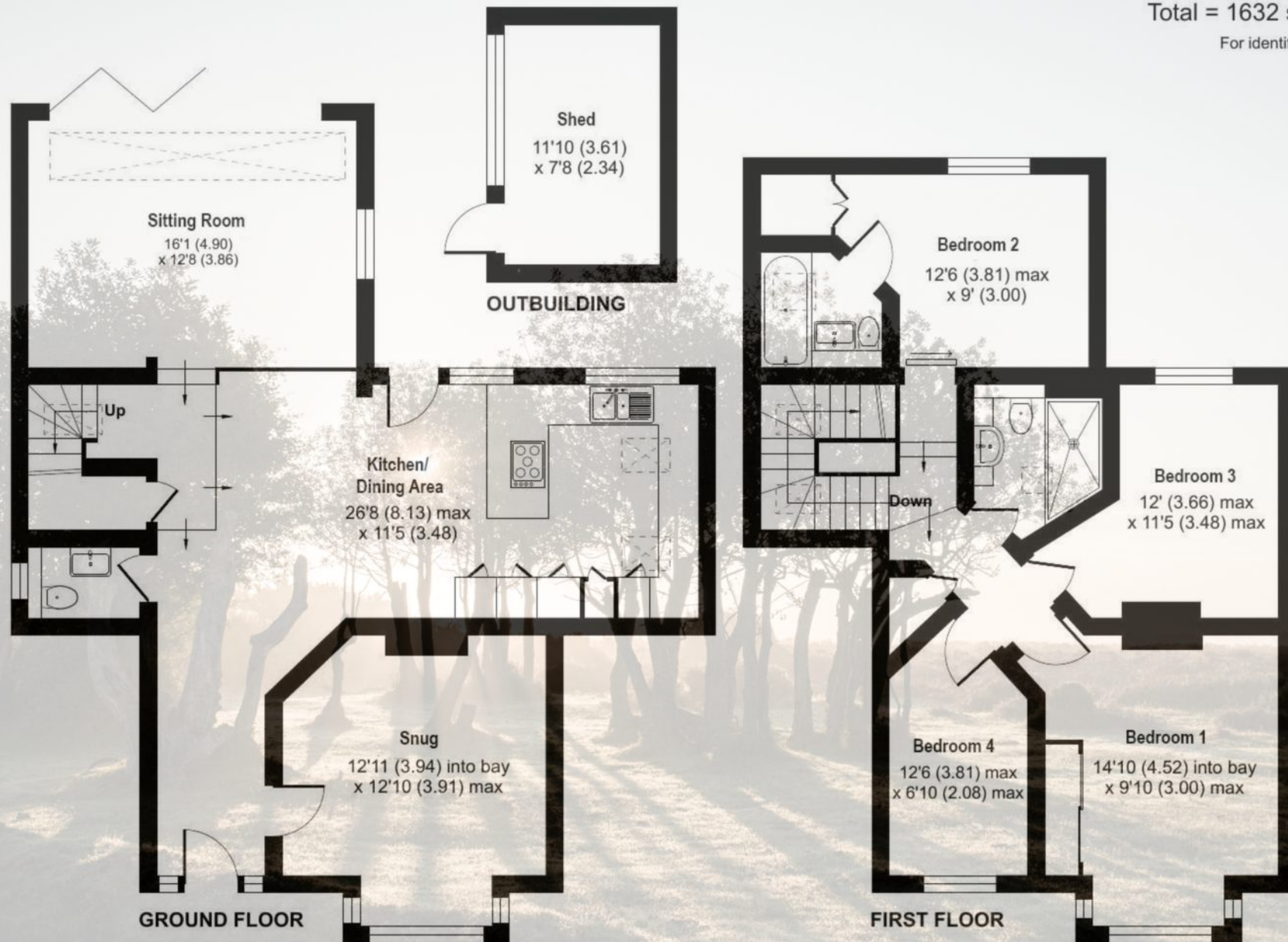


Approximate Area = 1541 sq ft / 143.2 sq m

Outbuilding = 91 sq ft / 8.4 sq m

Total = 1632 sq ft / 151.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Spencers of the New Forest Ltd. REF: 1194275



The Property Continued...

A further good sized double room is set at the rear. These three rooms are serviced by a contemporary shower room with stylish black fittings including a large walk in shower with both a rainwater shower head and hand held shower. A wash hand basin is set in a vanity unit with a wall mounted WC. Porcelanosa marble tiles complete the look.

A further en suite bedroom is set to the rear with feature full height triangular windows and fitted plantation shutters. Currently used as a gym, the room would normally be used as a principal bedroom and has the benefit of another stylish en suite bathroom with complimentary marble effect tiling, panelled bath, wall mounted vanity wash hand basin and WC. A Velux window and towel rail complete the room.

Grounds & Gardens

A five bar gate with separate pedestrian gate leading to a gravelled driveway providing off street parking for several cars. A large feature beech tree is set centrally in a lawned area with well defined boundaries and wood store, steps lead up to a covered oak framed storm porch.

The rear garden is a real feature of the property with a large split level terrace abutting the rear of the property with gated access to the front. Predominantly laid to lawn with hedges and shrubs to the borders. Shed with power and a rear screened area for composting.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Follow the road to the end, passing over the railway bridge and turn right onto the B3055. Continue for approximately two miles along this road before turning right into Manchester Road. Proceed for approximately 500 metres under the railway bridge and the property will be found on your left hand side.





Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: C Current: 70C Potential: 79C

Property construction: Standard construction

Mains gas, electric, water and drainage

Ultrafast broadband with speeds of up to 80 Mbps is available at the property.

ADSL Copper-based phone landline, Mobile - Via 4G network to provide internet to the property, FFTP -Fibre to the property directly.

Mobile coverage: No known issues, buyer to check with their provider

The Situation

The property is located on a highly regarded road on the periphery of the village of Sway within easy reach of local amenities and the open forest. The village offers a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes) together with a range of shops, a thriving community, well regarded primary school, church, doctor's surgery and the Jubilee fields offering fantastic recreation facilities including tennis courts, a football pitch and a cricket ground all set around a pavilion clubhouse.

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 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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