



6 Stanford Rise

Sway, SO41 6DW

SPENCERS
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6 STANFORD RISE

SWAY • NEW FOREST

An immaculately presented four bedroom link detached family house situated in a quiet cul-de-sac location within walking distance of the village centre. The property has been extended and modernised to create light and spacious accommodation and benefits from a landscaped garden and direct access on to Sway parkland.

£699,000



4



2



1





The Property

An oak and part glazed front door with covered porch canopy leads to an entrance vestibule with a glazed door leading through to the main entrance hall and study area.

Set off the hall is a superb open plan space with herringbone wood effect floor which links through from the dining room to the kitchen/breakfast area with doors leading out onto the pretty rear garden and terrace.

The kitchen area has a full range of low and high level units in cream with solid timber worktops over and a range of built in Neff appliances and space for a fridge/freezer.

From the dining area a door leads into a spacious double aspect sitting room with a feature woodburner set centrally with attractive tiled surround and French doors leading to the rear terrace and garden.

Completing the downstairs accommodation is a utility/cloak room with low level W.C, fitted units, space and plumbing for domestic appliances. A further door leads through to the integral garage with power and light.

A solid oak staircase leads to the first floor landing which has a large airing cupboard with doors to the double aspect master bedroom, three further double bedrooms, one of which has built in wardrobes and family bathroom.

Agents Note

The principle bedroom offers the potential to create an en suite within the bedroom.

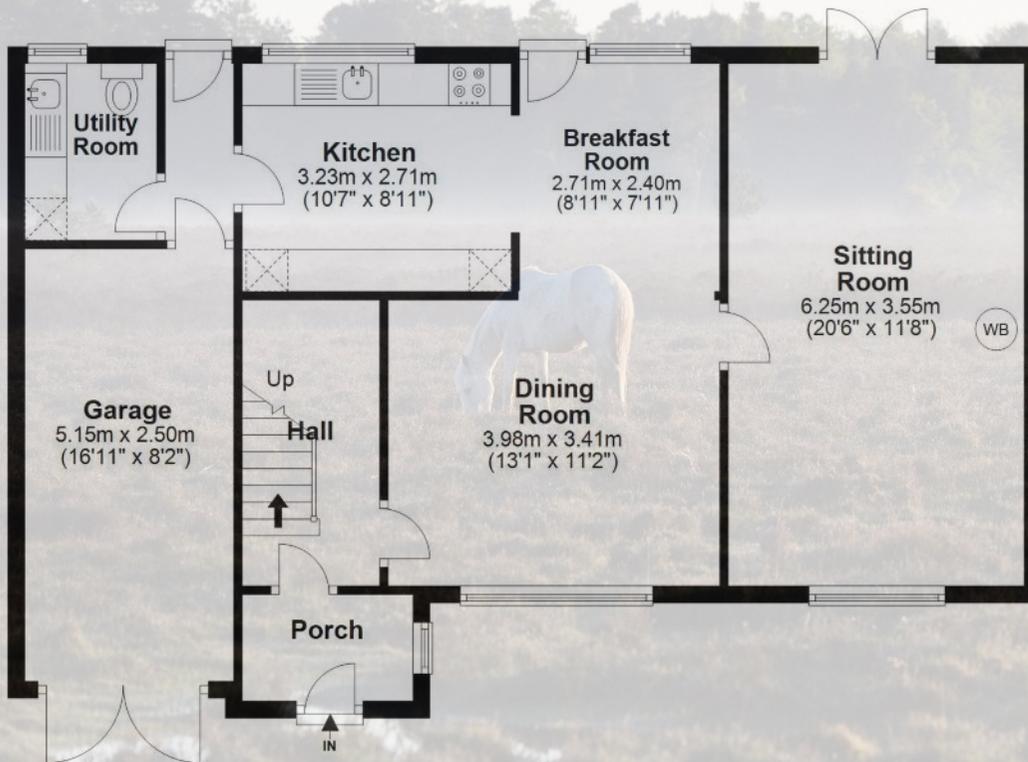
Floor Plan

Approximate Gross Internal Areas

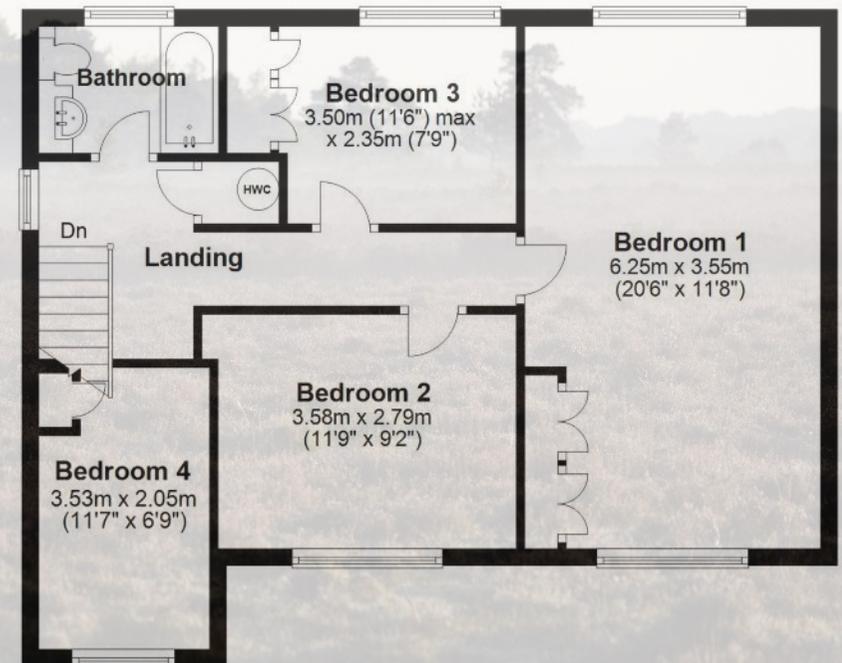
Ground Floor (incl garage): 80.4 sqm / 865.4 sqft
First Floor: 61.3 sqm / 659.4 sqft

Total Approximate Gross Area: 141.7 sqm/ 1524.8 sqft

Ground Floor



First Floor





Grounds and Gardens

From the cul-de-sac a driveway leads to the front of the property providing ample off-road parking and access to the garage, surrounded by well-manicured areas of lawn and mature hedges and shrubs. The pretty rear garden is landscaped and predominantly laid to lawn with a mixture of lapwood fencing and hedging to the boundaries providing privacy and seclusion.

A paved pathway leads around one side of the lawn area to the rear of the garden giving access to a gate which leads out to the parkland area behind.

A large terrace is set across the rear of the property providing for entertaining and outdoor dining, complimented by an outdoor kitchen area. The garden boundaries are planted with a selection of mature shrubs and plants.

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 two miles before taking the fifth turning on the right into Station Road. Continue along Station Road for approximately one mile and turn right into Middle Road and Stanford Rise can be found after a short distance on the left hand side. The property can be found on the left hand side in this quiet cul-de-sac.

Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: D Current: 64 Potential: 83

Council Tax Band: D

A Pod Point electric charging point is located at the front of the property.



Situation

The property is situated in a convenient central location in the village, being walking distance from the mainline railway station, post office/newsagents, general store, a doctors' surgery and St Lukes Primary School. The open forest can be accessed just north of the property at Setthorns. The Georgian market town of Lymington, renowned for its river, marinas, yacht clubs and High Street, is within an easy 4 mile drive over the forest.

The Local Area

Sway has a village primary school rated 'outstanding' by Ofsted, a vibrant community with annual carnival, village hall (activities range from archery to yoga), plus cricket, football and tennis clubs. While there's easy access to the Forest's open grassland, heathland and woodland for dog walking and cycling, Sway is off the Forest's usual tourist tracks and feels peaceful and relaxed.

The village centre combines the unusual with the desirable: a contemporary arts hub, quality businesses, mainline railway station, choice of popular pubs, good cafe/deli, award-winning butcher's, village store and post office among others.

Sway's claims to fame include 200-foot high Sway Tower, the tallest structure made out of non-reinforced concrete, and the countryside around Sway was the setting for Captain Marryat's work *The Children of the New Forest*.

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 for 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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