



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# Wayside Cottage

Westbeams Road • Sway • Lymington • SO41 6AE







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This charming two double bedroom, two bathroom semi-detached house is situated in the popular New Forest village of Sway, within easy walking distance of local village shops and amenities and also the open forest. The property benefits from driveway parking for two vehicles and a low maintenance private landscaped garden. The property would make an ideal first time buy, downsize or investment property.



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2 Fixed Price £350,000



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## Key Features

- Master bedroom with en-suite shower room
- First floor family bathroom
- Well equipped kitchen
- Low maintenance garden with shed and greenhouse
- EPC Rating: D
- Second double bedroom
- Sitting/dining room with patio doors opening out to the garden
- Driveway parking for two vehicles
- Located within easy walking distance of the village centre and the open forest







# Description

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Located in the popular New Forest village of Sway, this charming two double bedroom semi-detached house is within easy walking distance of local village shops and amenities and also the open forest. The property benefits from an en-suite shower room and family bathroom, driveway parking for two vehicles and a low maintenance private landscaped garden. The property would make an ideal first time buy, downsize or investment property.

Covered porch with front door leading into the entrance hall. Stairs rising to the first floor. Door into the sitting/dining room which has a useful under stairs storage cupboard and patio doors to the side aspect leading out to the garden. Square arch leading through to the kitchen which has a range of floor and wall mounted cupboard and drawer units with worktop over. Inset stainless steel single bowl and drainer sink unit with mixer tap over. Integral four ring gas hob with electric oven under and extractor hood above. Space and plumbing for dishwasher and washing machine. Wall mounted Worcester gas fired central heating boiler. Space for tall fridge/freezer, window to the front aspect.

First floor landing with hatch giving access to the loft space. Door to master bedroom with window to the front aspect and door into the en-suite shower room, which has a fully tiled shower cubicle with sliding doors and Triton electric shower. Inset wash hand basin with mixer tap and vanity storage cupboard under. Low level W.C., radiator, part tiled walls. obscure window to the side aspect.

Bedroom two with rear aspect window. Family bathroom comprising of a panelled bath unit with mixer taps, mixer shower over and shower curtain rail. Pedestal wash hand with mixer taps, low level W.C., part tiled walls, radiator, chrome towel rail, obscure window to the rear aspect.

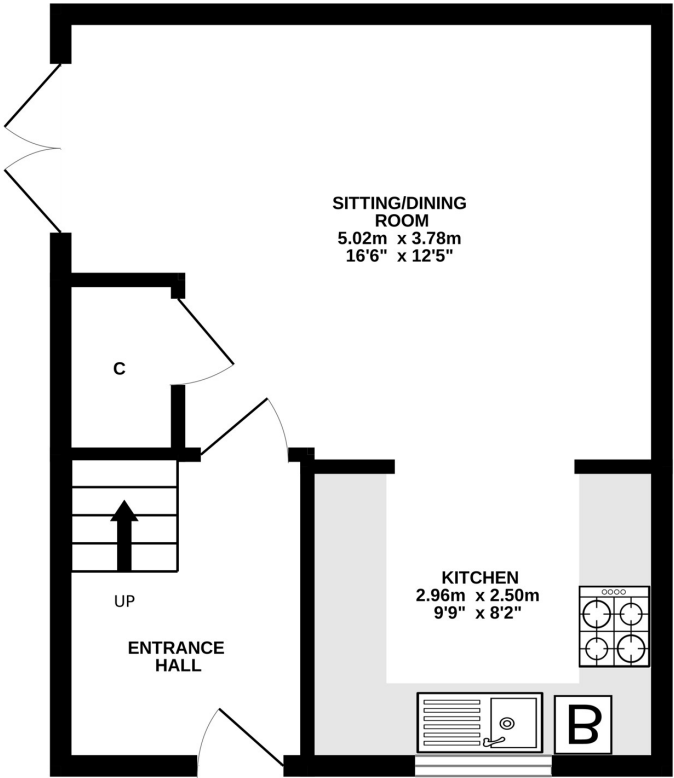
Outside to the front of the property, there is an outside light and shingle driveway providing parking for two vehicles. Pedestrian gate gives into to the garden which is to the side of the property. The garden is low maintenance, being mainly laid to patio with areas of loose shingle with raised beds. There is ample room for patio furniture. There is outside lighting, a greenhouse, a shed and all boundaries are fenced.

This delightful property is located within the popular village of Sway. 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.

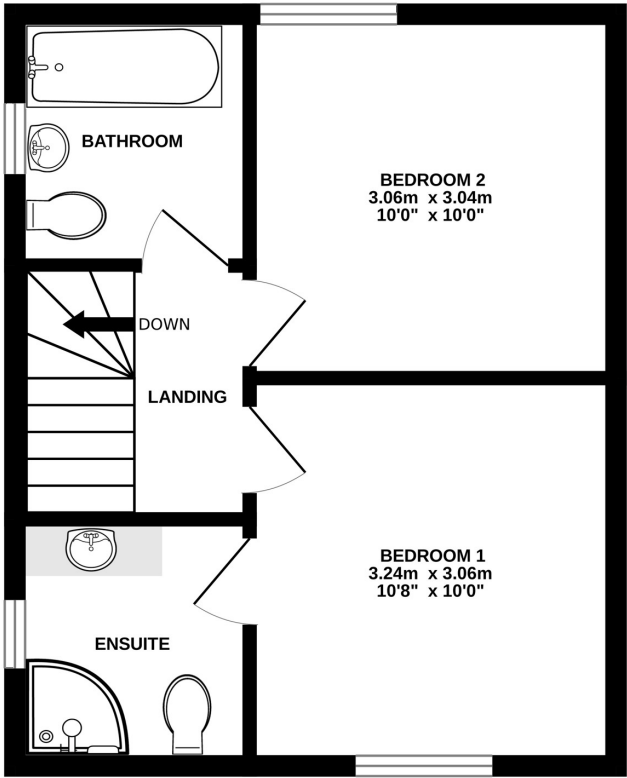


# Floor Plan

GROUND FLOOR  
31.5 sq.m. (339 sq.ft.) approx.



1ST FLOOR  
31.5 sq.m. (339 sq.ft.) approx.



TOTAL FLOOR AREA : 63.1 sq.m. (679 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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