



7 Cruse Close

Sway, Lymington, SO41 6AY

SPENCERS
NEW FOREST





7 CRUSE CLOSE

SWAY • NEW FOREST

An immaculate three bedroom detached home with ample parking and flexible living spaces. With a sunny garden, contemporary garden office and within an easy walk of the village amenities including the mainline railway station with direct links to London (Waterloo 100 minutes). Sway is surrounded by the New Forest National Park with extensive walking, cycling and riding opportunities.

£630,000



3



2



2





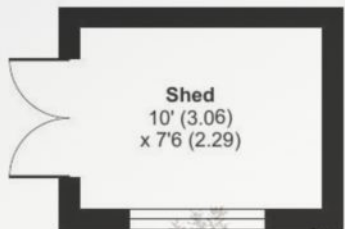
The Property

The entrance hallway is light and bright with a contemporary glazed and wooden staircase rising to the first floor. Door to ground floor shower room with WC, vanity unit, heated towel rail and coat storage cupboard.

Glazed door leads to the stunning kitchen with ample space for dining and with a breakfast peninsular. Well planned storage provision with composite worktops. Integral appliances include a dishwasher, induction hob, separate fan assisted oven, extractor hood, fridge/freezer and microwave. There is a picture window overlooking the rear garden and glazed door to the garden. The room opens through glazed doors to the sitting room with picture window and further glazed door to the garden.

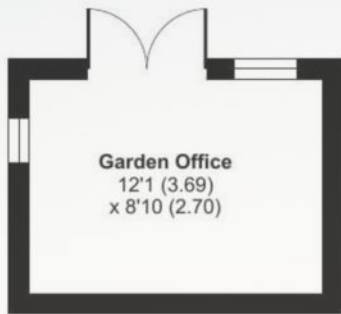
There are two double bedrooms to the ground floor served by the family shower room.

To the first floor is a generous double bedroom, adjacent bathroom featuring bath and separate double shower cubicle, WC, hand basin and heated towel rail. A spacious loft room has a Velux window and generous eaves storage cupboards.



Shed
10' (3.06)
x 7'6" (2.29)

OUTBUILDING 1



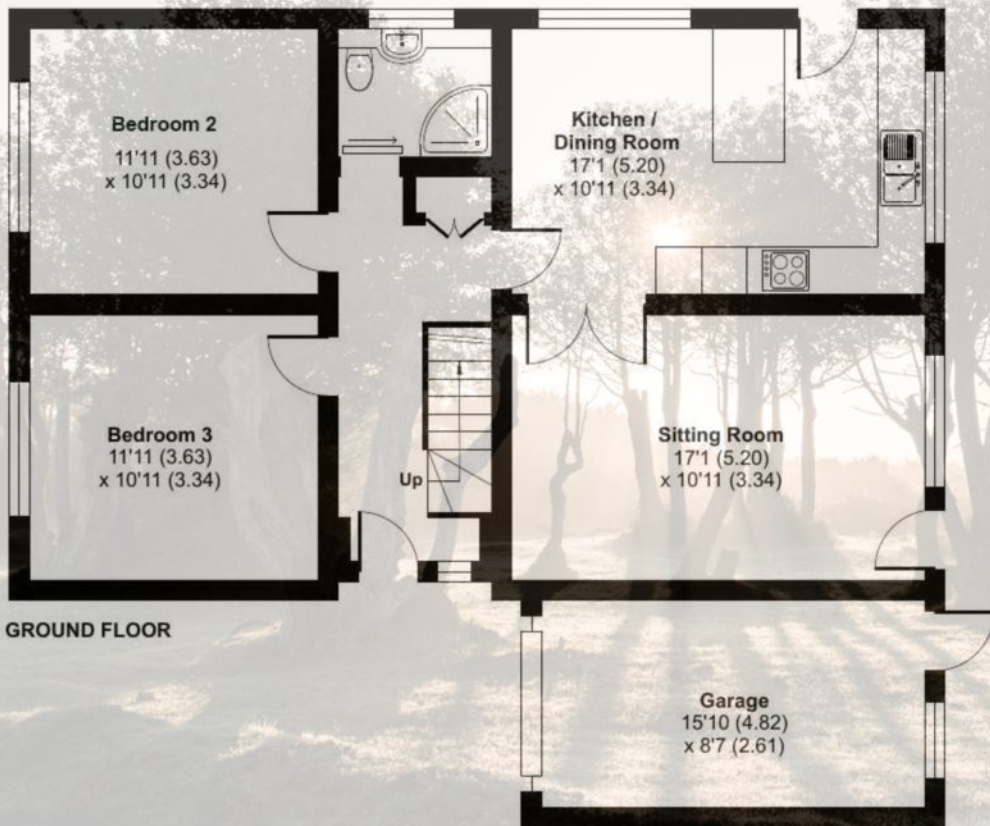
Garden Office
12'1" (3.69)
x 8'10" (2.70)

OUTBUILDING 2

Denotes restricted
head height

Approximate Area = 1223 sq ft / 113.6 sq m
Limited Use Area(s) = 75 sq ft / 6.9 sq m
Garage = 135 sq ft / 12.5 sq m
Outbuilding = 182 sq ft / 16.9 sq m
Total = 1615 sq ft / 149.9 sq m

For identification only - Not to scale



Bedroom 2
11'11" (3.63)
x 10'11" (3.34)

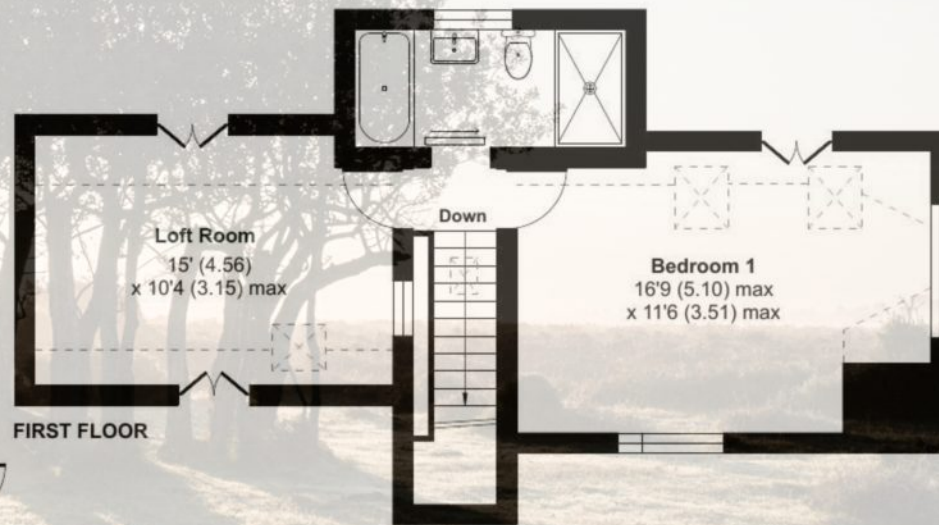
**Kitchen /
Dining Room**
17'1" (5.20)
x 10'11" (3.34)

Bedroom 3
11'11" (3.63)
x 10'11" (3.34)

Sitting Room
17'1" (5.20)
x 10'11" (3.34)

Garage
15'10" (4.82)
x 8'7" (2.61)

GROUND FLOOR



Loft Room
15' (4.56)
x 10'4" (3.15) max

Bedroom 1
16'9" (5.10) max
x 11'6" (3.51) max

FIRST FLOOR





Grounds & Gardens

Ample room to the front for parking with EV charger. A pathway leads around the property to the rear garden. A delightful private garden, with circular pathway leading around the lawn to a contemporary garden studio, used as a home office being fully insulated with air conditioning/heating unit, light and power.

There is a large timber shed and attached log store. The garage has an inspection pit/storage.

The Situation

The property is located on a highly regarded road in 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.





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 taking the first turning on the right immediately after the cattle grid onto Manchester Road. Proceed under the bridge and take the first left into Middle Road and then take the first left into Anderwood Drive and the second left into Cruse Close. The property is on the left hand side after 100 metres.

Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 74 Potential: 85

Property construction: Standard construction

Mains gas, electric, water and drainage

Cable broadband

Superfast broadband with speeds of up to 67 Mbps is available at the property.

Mobile coverage: The vendors have advised that there is intermittent 4G coverage.

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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com