



**Keepers Cottage**

*Westbeams Road, Sway, SO41 6AE*

**SPENCERS**  
NEW FOREST





*A spacious two double bedroom, two bathroom property with a south facing garden and parking for two vehicles. The property offers scope to extend into the loft space, subject to the necessary permissions and is within walking distance of the open forest, primary school, mainline railway station and other village amenities in Sway.*

### The Property

The spacious house forms part of a former village store and benefits from a sensible layout with light and good sized living areas.

The hallway has a cloakroom under the stairs and staircase to the first floor. The kitchen/breakfast room is well fitted with a range of storage cupboards, fan oven and four ring gas hob with extractor unit above, space for a fridge freezer and washing machine as well as a table and chairs. There is a wall mounted boiler and window to the front aspect.

A separate fully glazed door to the south aspect leads to the lovely sunny garden. The living room is a very good size with separate dining area and glazed double doors to the south facing garden.

**£385,000**





## The Property Continued...

The first floor accommodation comprises a main bedroom suite with double aspect windows to the south and west and a door to the en suite shower room. The second double bedroom has a south aspect. The generous family bathroom has been refurbished and fitted with a modern white suite over recent years with a shower over the bath, WC, hand basin and storage shelves.

Agents note: The owners have informed us that there is good scope to create a staircase to lead into the loft and convert to a further bedroom suite, subject to the necessary planning consents.

## Grounds & Gardens

There is parking for two vehicles on a private driveway to the front of the property and a south facing garden, mainly laid to lawn with a garden shed and patio area. Both the sitting room and kitchen have glazed doors onto the garden. A wooden access gate leads from the front of the property to the garden.

## Services

Tenure: Freehold

All mains services connected

Energy Performance Rating: C Current: 70 Potential: 86

Council Tax Band: D

## Viewing

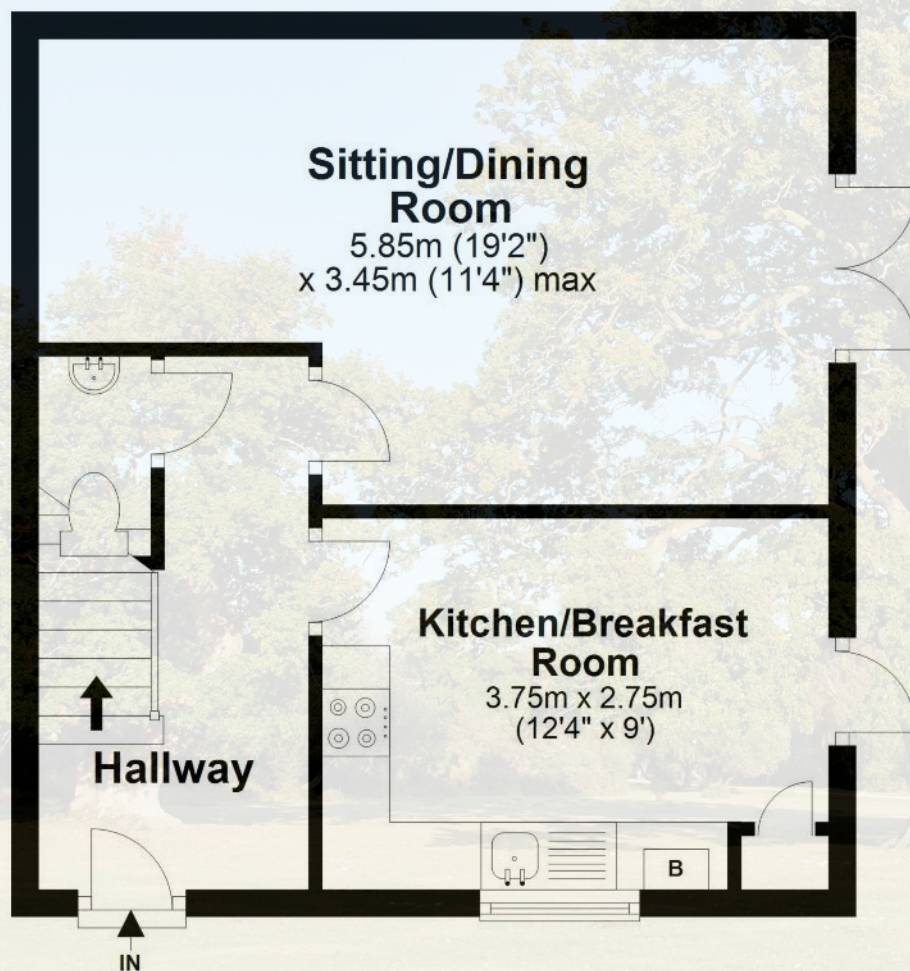
By prior appointment only with the vendors sole selling agents Spencers of the New Forest.



## FLOOR PLAN

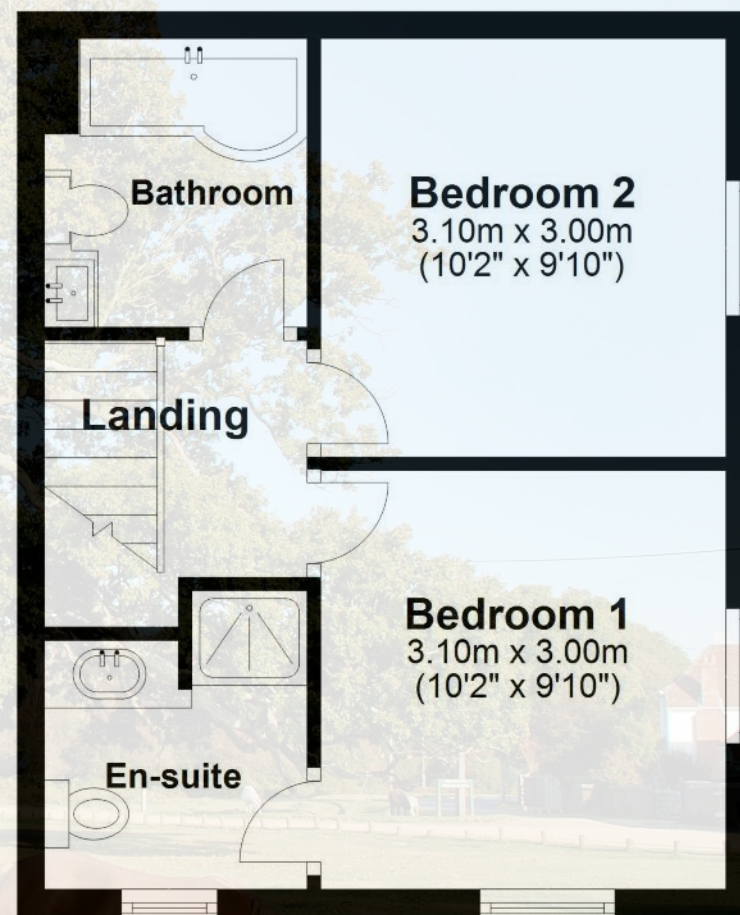
### Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.8 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest





## Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Continue to the end of the Sway Road and turn right onto the B3055. Continue then for approximately two miles passing the Hare and Hounds Pub and before taking the fourth turning on the right at the bottom of the hill into Church Lane. Proceed towards the top of Church Lane and turn right into Westbeams Road where the property is the first on the right.

## Situation

The property is set at the start of a cul-de-sac, within a short walk of the heart of the ever popular village of Sway, by way of a cut through at the end of the road and the open forest. The village offers a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes) together with a wonderful forest pub at The Hare and Hounds. There is a thriving community, well regarded primary school, church, doctor's surgery and excellent convenience stores.

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 Information

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 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 S042 7RA

T: 01590 622 551 E: [brockenhurst@spencersnewforest.com](mailto:brockenhurst@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)