



**Spinney Cottage**

*Brighton Road, Sway, SO41 6EB*



**SPENCERS**





*A pretty three bedroom detached property set in this prominent central village position on a much sought after road within close proximity of the village amenities, train station and access out to the open forest. The accommodation offers a well configured arrangement including three bedrooms and two bathrooms benefitting from a secluded garden and a driveway with garage providing off street parking. The property offers scope to further extend STP.*

## The Property

Thought to have been built in 1954, this attractive property is set back in its plot overlooking the attractive front gardens. Available for the first time in over 28 years, the property has been subject to sympathetic extension subsequently to provide comfortable accommodation approaching 1800 sqft. The property offers many period features including some ornamental beams, leaded windows with ornamental exterior shutters and fireplaces you would expect of the era.

A sweeping drive leads through pillars either side up to the main entrance and garage. A central porch leads into a welcoming hallway with stairs leading up to the first floor and doors lead off either side to the reception spaces.

The sitting room offers double aspects with a central feature fireplace with wooden mantel above.

Double doors leads into a generous dining room which overlooks the rear garden with patio doors leading out onto the terrace. A conservatory is also set to one side accessed via the sitting room which is now in need of replacement or refurbishment we understand.

The attractive and generous kitchen/breakfast room is set across the hallway providing a separate breakfast area and space for a kitchen island. The kitchen is fitted with extensive cabinetry set at both base and eye level with complimentary work surfaces and tiled splashbacks. Windows overlook the front and rear gardens with open aspects whilst appliances include a gas fired Aga with electric oven set as a central feature.

**£875,000**

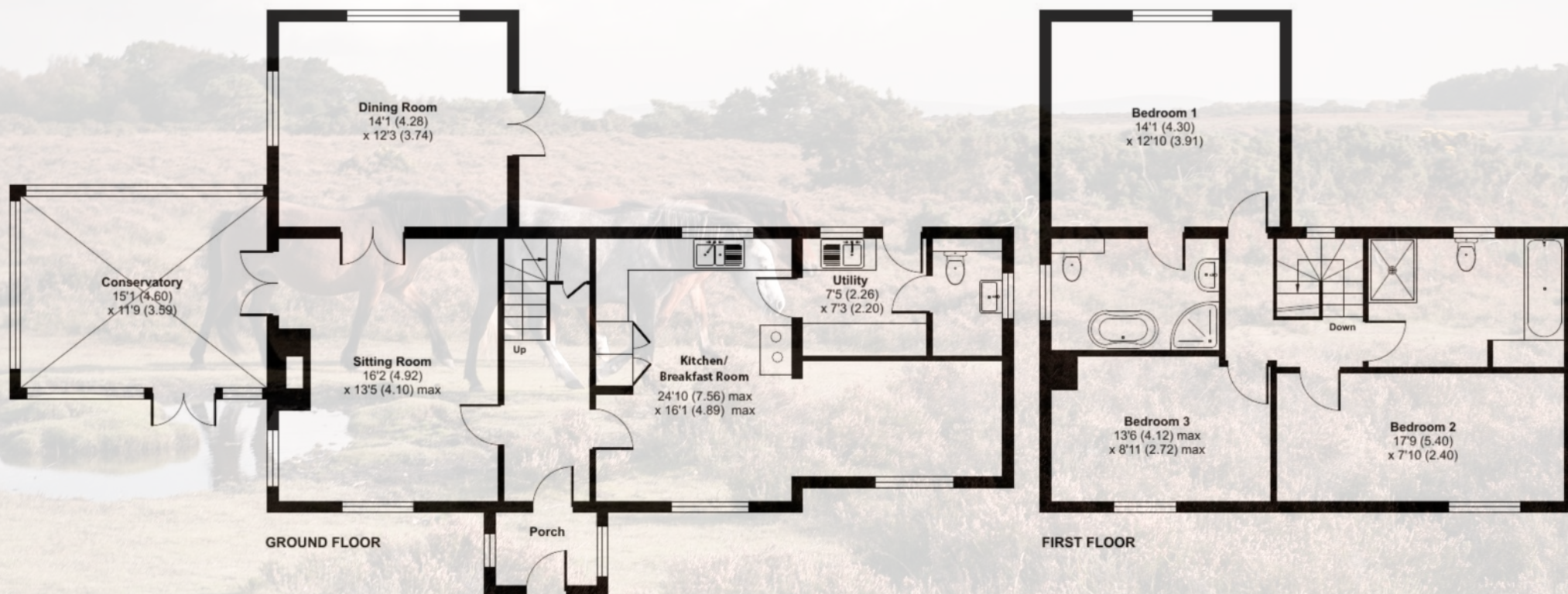
 3
  3
  2





Approximate Area = 1793 sq ft / 166.5 sq m

For identification only - Not to scale





## The Property Continued ....

A door leads through into a useful utility room with plumbing and space for appliances. A WC is set off the utility room and a door leads out to the rear garden.

The first floor offers a wrap around landing providing access to the three double bedrooms. The principal bedroom is set at the rear and benefits from a large ensuite bathroom which comprises a double ended roll top bath and walk in shower with separate WC and vanity wash basin.

Two further good sized bedrooms are set at the front of the property with elevated views and supported by a good sized family bathroom. This bathroom offers both a bath and shower cubicle with WC and wash basin.

## Grounds & Gardens

The attractive front garden is predominantly laid to lawn with mature shrubs and hedging to the boundaries with some planted flower beds. A sweeping gravelled drive with turning area leads up to the detached garage which is set to one side. The gardens wrap around on both sides of the property with a gate leading to the rear garden.

The secluded rear garden is well screened and offers a good degree of privacy with paved patio terrace providing for ideal entertaining and dining with some raised flower beds complimented by a small lawned area and shed set to one side.

## The Situation

The property is situated within easy walking distance of both the open forest and the thriving village of Sway which is on the main line railway from Bournemouth to London Waterloo and has a variety of useful shops and also a Post Office, Doctors' Surgery, excellent primary school and a pleasant hotel and licensed restaurant/pub both providing excellent cuisine.





## Directions

From our office in Brookley Road turn left and take the first right into Sway Road proceed to the end and over the railway line turning right again at the junction. Pass under the railway line and proceed to the brow of the hill. Take the right on the brow of the hill signposted for Burley and then the first left onto Brighton Road signposted for Sway. Follow Brighton Road towards the village, past the left turn for Moser Grove and Forest Edge Close. The property can then be found immediately on the right hand side, before the turning into Oakenbrow.

## Services

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 63 Potential: 84

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: Standard brick built construction

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

## Important Notice

Spencers Property 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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: [brockenhurst@spencersproperty.co.uk](mailto:brockenhurst@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)