



10 KITCHERS CLOSE • SWAY • LYMINGTON • SO41 6DS

£650,000

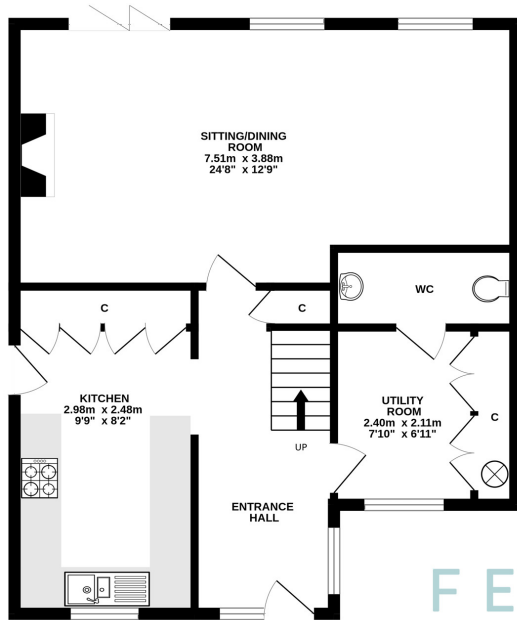
This immaculately presented three bedroom detached property has been extensively refurbished in recent years and offers spacious and modern living, with the benefit of a garden office with power and light, driveway parking and private rear garden. The property is also conveniently located within a short walk of the village centre and railway station.



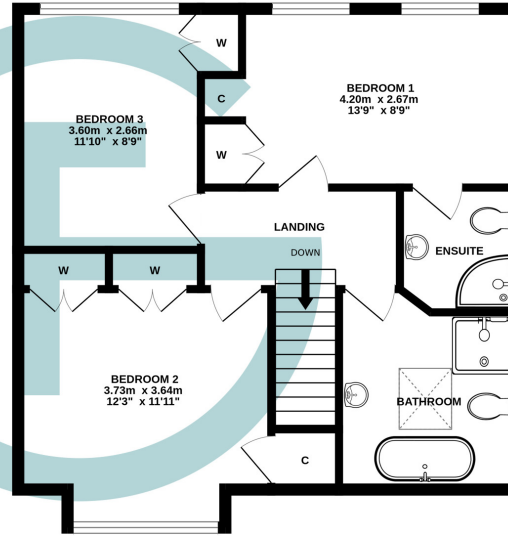
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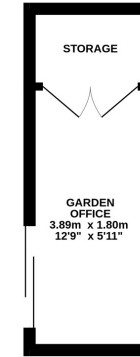
GROUND FLOOR
59.5 sq.m. (641 sq.ft.) approx.



1ST FLOOR
53.8 sq.m. (580 sq.ft.) approx.



OUTBUILDING
9.1 sq.m. (98 sq.ft.) approx.



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TOTAL FLOOR AREA : 122.4 sq.m. (1318 sq.ft.) approx.
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Property Specification



- Modern kitchen
- Large living/dining room with bi-folding doors opening out the large terrace area
- Utility room and Cloakroom
- Master bedroom with en-suite shower room and built-in wardrobes
- Two further first floor bedrooms with built-in wardrobes
- Large modern family bathroom with free standing deep bath and large separate shower cubicle
- Garden office with power and light
- Private & established rear garden
- Driveway parking for multiple vehicles
- Within easy reach of local village shops, amenities and the train station

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Located in a quiet cul-de sac within easy reach of the village centre and local amenities, this recently refurbished three bedroom detached chalet style property offers modern living throughout and benefits from a master bedroom suite, driveway parking and good size rear garden with home office.

Front door with obscure glazed side light opens into the spacious hallway with window to the side aspect, stairs rising to the first floor with built-in cabinetry underneath for shoe storage. Good sized utility room is set just off the hallway with extensive floor to ceiling storage and coat hanging facilities with an integrated washing machine. Accessed from the utility room is a cloakroom with low level WC and inset wash hand basin with vanity unit under. From the hallway, there is an opening through to the well appointed kitchen with a comprehensive range of modern grey and navy blue floor and wall mounted cupboards and drawer units with quartz work surfaces and splashbacks, extending round three sides with a breakfast bar area with space for two bar stools. Built-in appliances include a fridge and freezer, five ring induction hob, two ovens with warming drawer and microwave set at high level. Inset one and a half bowl single drainer sink unit with mixer tap and window to the front aspect. Pedestrian door giving access out to the side of the property. The spacious light and airy sitting/dining runs the entire width of the back of the property with bi-folding doors opening out onto the large terrace. A further floor length picture window offers views across the garden. The seating area is set around a focal electric 'real flame' fireplace with inset wide screen TV above. To the other side of the room there is ample space for a dining tables and chairs.

First floor landing with hatch giving access to the loft space. Master bedroom with built-in wardrobes and two windows to the rear aspect overlooking the garden. Door into the en-suite shower room with fully tiled shower cubicle, wash hand basin with mixer tap and vanity storage below, low level WC, heated towel rail, tiled floor, part

tiled walls, obscure window to the side aspect. Double bedroom two with two built-in double wardrobes and separate storage cupboard and window to the front aspect. Bedroom three has a built-in wardrobe and window to the rear aspect overlooking the garden. Large family bathroom with modern suite comprising a deep double ended bath set under a large velux window within the roofline. Separate large fully tiled shower cubicle and inset storage area for toiletries, vanity unit with inset wash hand basin, heated towel rail, half panelled walls, tiled floor.

To the front of the property there is a gravelled driveway across the width of the plot providing off street parking for several vehicles. There is a pedestrian gate to the side, leading through to the rear garden. The rear garden is mainly laid to lawn with a large terrace adjacent to the property laid with large natural flagstones providing an ideal area for patio furniture for alfresco dining and entertaining. A couple of short steps take you down to the lawned area enclosed with lap wood fencing and mature shrubs. At the end of the garden there is a useful garden office with sliding doors, which is perfectly set up as home office with built-in storage, laminate flooring, power and light.

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.





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