



Coulston

Church Lane, Sway, SO41 6AD

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NEW FOREST





COULSTON

CHURCH LANE • SWAY

An unfinished project to extend and convert a double fronted Victorian four bedroom, two bathroom detached house in the heart of Sway within walking distance of the school, mainline station and the amenities of the village.

Within an easy walk of the open forest and one of the best pubs, namely the Hare and Hounds.

Full planning permission granted. The full shell has been constructed and it is watertight with building regulation approval.

£850,000



4



1



2





The Property

Due to unforeseen circumstances the owners are not able to complete this project. A covered porch leads into the hallway which is open to the main sitting room. A spacious area with fireplace and exposed wooden boarded floor.

The stairs rise from the hallway to the first floor and doors lead to the snug and to the existing kitchen. This room is unfinished and all services are connected including new electrics throughout. The proposed removal of a wall to open the area into the newly built kitchen/dining room has not been completed. The new area has bi-folding doors overlooking the garden and will create a wonderful family living area.



To the first floor are four double bedrooms including a principal bedroom suite with en suite shower room (unfitted). There is a family bathroom serving the remaining three bedrooms.

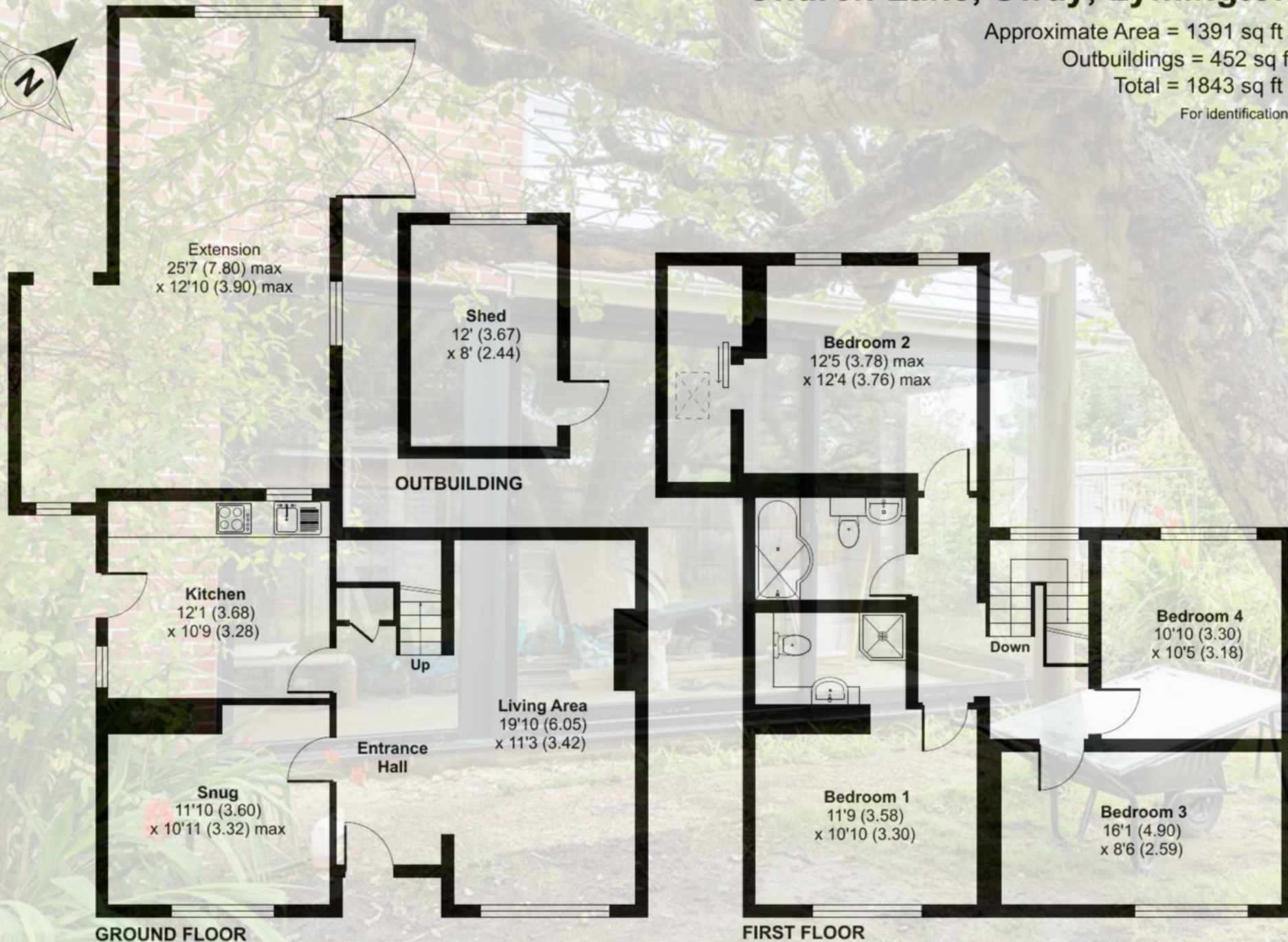
Church Lane, Sway, Lymington, SO41

Approximate Area = 1391 sq ft / 129.2 sq m

Outbuildings = 452 sq ft / 41.9 sq m

Total = 1843 sq ft / 171.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Spencers of the New Forest Ltd. REF: 1155150



Grounds & Gardens

On a generous plot with access to the right side of the house to the generous rear garden where planning has been granted to erect a detached double garage at the end of the garden.

Currently the garden is mainly laid to lawn and is an ideal size for this family house. There is a mature apple tree and scope to improve the whole area.

Directions

From our office in Brockenhurst, turn left and take the first right into Sway Road and proceed to the end of this road, passing over the railway bridge, taking the right turn at the T-junction. Proceed along this road passing the Hare and Hounds pub on the left and then take the next right turn onto Church Lane. The property is located on the right side after approximately 50 metres.

Additional Information

Tenure: Freehold

All mains services connected

Energy Performance Rating: D Current: 59 Potential: 77

Council Tax Band: E

Superfast broadband with speeds of up to 80 Mbps is available at the property.



The Situation

The property is in a popular location in the heart of the village, being just a few minutes walk from the mainline railway station (London Waterloo approx. 90 minutes), general convenience stores, doctors surgery, public house and the highly regarded St Lukes Primary School.

Being positioned on Church Lane gives easy access to the open forest area known as Durnstow near the war memorial and Hare and Hounds pub. The Georgian market town of Lymington, famed for its river, marinas, yacht clubs, boutique shops and coastline, is within an easy 4 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, as well as a popular 18 hole championship golf course.

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:

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