



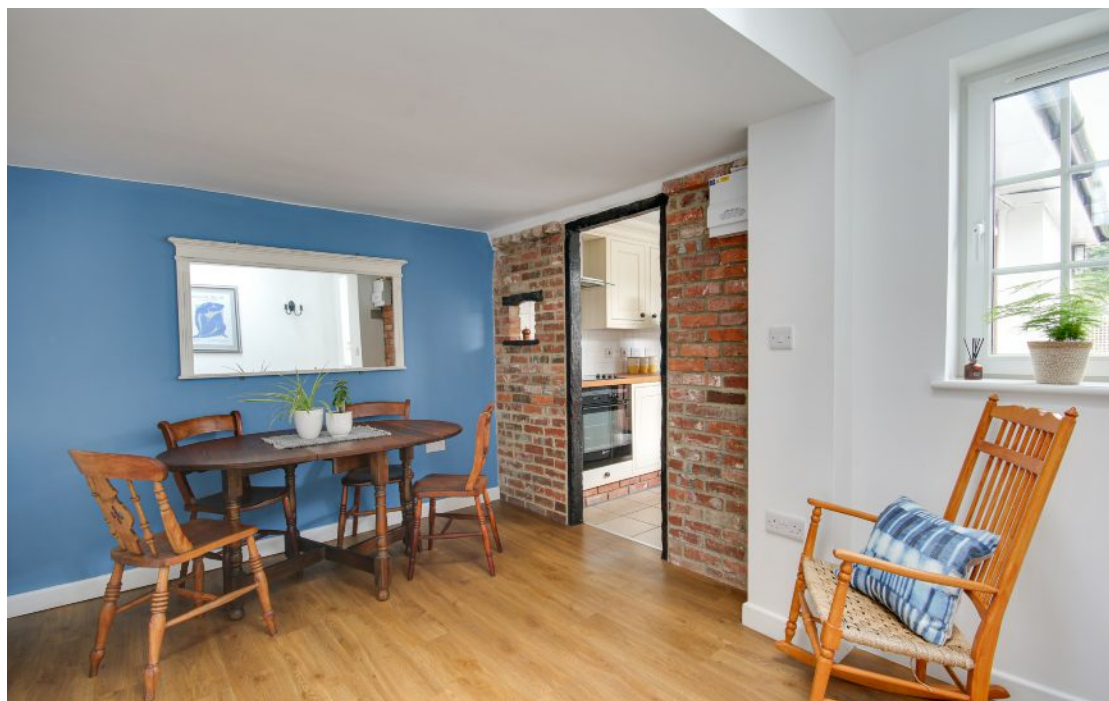
**1 Bowling Green Cottage** *Sway Road, Lymington, SO41 8LP*

**SPENCERS**  
COASTAL









*A charming two-bedroom completely renovated semi-detached cottage situated in the New Forest.*

## The Property

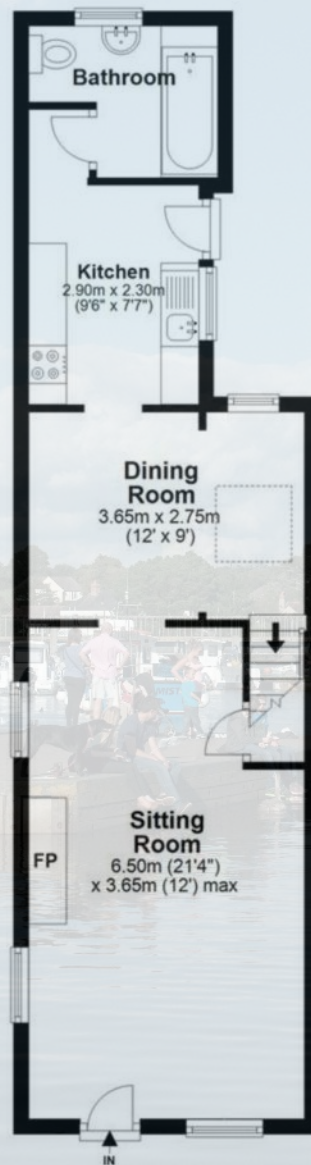
As you step through the front door, you're greeted by a generously proportioned living room exuding warmth and character. The centerpiece is a captivating red brick fireplace with woodburner, infusing the room with a cozy ambiance that draws you in. The living room is a versatile space that could easily serve as a study or office, accommodating various lifestyle needs. An archway seamlessly connects to the dining area. Continuing through, you'll discover the thoughtfully designed kitchen, complete with ample cabinet storage and expansive countertop space. Essential modern appliances, including an electric oven and hob, ensure culinary endeavours are a breeze. Enjoy the convenience of the sink overlooking the side entrance, enhancing the functional flow of this inviting space.

**£400,000**

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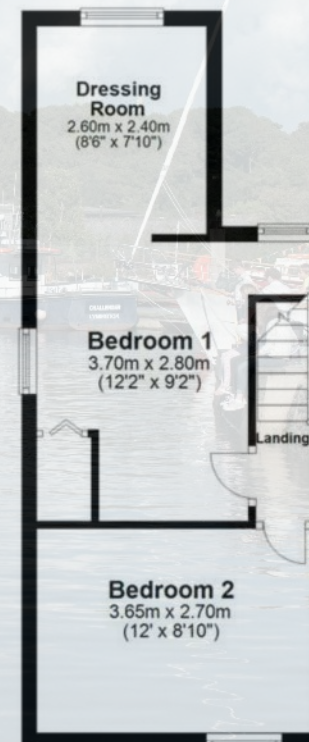
## Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



## First Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



Total area: approx. 76.4 sq. metres (822.8 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USKetch  
Plan produced using PlanUp.





*Located conveniently near Lymington and Sway this delightful property presents an ideal opportunity to embrace a tranquil lifestyle while staying well-connected to the region's amenities.*

### The Property continued . . .

Ascending the staircase, the upper level unveils two generously sized double bedrooms, each offering a unique perspective. The second bedroom graces the front of the cottage and overlooks open countryside (view from the second bedroom can be seen on page 8/ last page of the brochure), while the master bedroom overlooks the serene rear surroundings. Adding to the master bedroom's appeal is an additional area, perfect for adapting into a dressing space, a home office, or en suite – truly a versatile canvas to cater to your preferences.

### Situation

Situated in a semi-rural position some 2¼ miles west of the Georgian market town of Lymington, a world renowned sailing centre with stunning river walks, deep water marinas and yacht clubs. To the north east is the New Forest village of Brockenhurst with a mainline rail connection (London/Waterloo 90 minutes approx.) There is a further rail connection from Sway, which also has a range of local shops and is accessible to the extensive walks and riding available throughout the New Forest National Park. Approximately 4 miles west of the property is the town of New Milton that affords comprehensive leisure, shopping and educational facilities, again with a mainline rail connection. The coastline fronting Christchurch Bay, with it the pretty coastal village of Milford on Sea, is situated some 3 miles south offering safe sea swimming opportunities.





## Grounds & Gardens

Beyond the cottage's walls, an inviting garden. With off-road parking available for two vehicles. The rear garden is mostly laid to lawn and tasteful shrub borders. This outdoor space provides a seamless extension of the cottage's inviting atmosphere.

## Directions

From our office in Lymington high street, continue north out of the town on the A337 in the direction of Brockenhurst. Continue through the traffic lights on Southampton Road, turning left just after The Toll House public house onto the Sway Road. Continue along the Sway Road, where the property will be on the right hand side just before the turning onto Pitmore Lane.



## Property Video

Point your camera at the QR code below to view our professionally produced video.







*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Energy Performance Rating: D Current: 68 Potential: 83  
 Council Tax Band: D  
 Mains gas, electric and fresh water  
 Brand new sewage treatment plant installed in March 23  
 New boiler and gas central heating  
 The chimney has been rebuilt & a new liner fitted  
 The property has been rewired

## Points of interest

Waitrose Lymington	2.1 miles
Lymington Quay	2.6 miles
Priestlands Secondary School	1.8 miles
Walhampton (Private School)	2.9 miles
Brockenhurst Golf Club	3.8 miles
Brockenhurst Train Station	5.1 miles
Brockenhurst Tertiary College	5.3 miles
The Pig	5.9 miles

## 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:  
74 High Street, Lymington, SO41 9AL  
T: 01590 674 222 E: [lymington@spencerscoastal.com](mailto:lymington@spencerscoastal.com)

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