



Post Cottage

Station Road, Sway, SO41 6BA



SPENCERS









*An immaculate three bedroom cottage in a central location with allocated parking and private rear garden, offered chain free and currently used as a successful holiday cottage.*

## The Property

A charming, well presented three bedroom cottage located in the centre of Sway village close to all amenities.

Accessed via a wooden front door, the entrance hall leads to a downstairs w/c with hand wash basin and the kitchen.

The kitchen was replaced just over two years ago and comprises integral dishwasher, washing machine, fridge freezer, ceramic four ring hob oven, tiled splash backs, wooden worktops and dual aspect windows.

The living room/diner has an under-stair cupboard housing the boiler, window to the side elevation and a fireplace with brick and stone surround.

Patio doors lead to the conservatory with glass windows to the ceiling and all sides. Further doors lead out to the back garden.

To the upstairs are two double bedrooms and a single bedroom and family bathroom comprising bath with shower over, w/c, wash basin with vanity unit under, heated towel rail, extractor fan and window.

**£500,000**

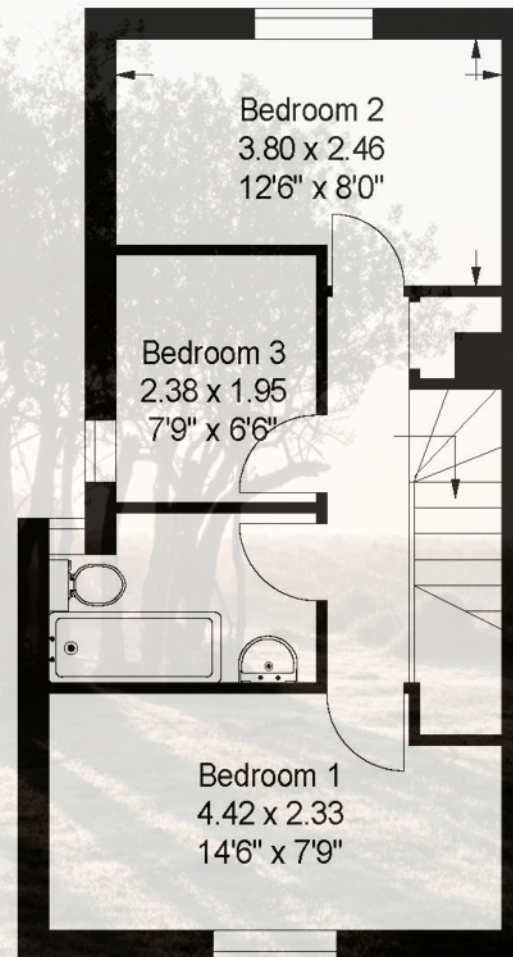
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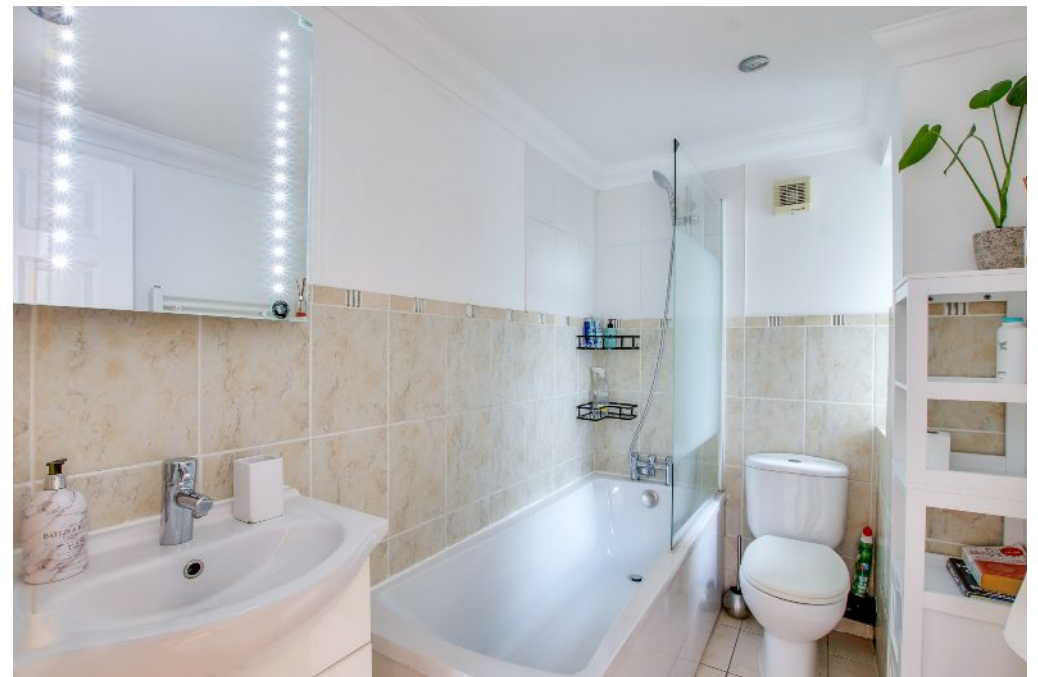
Approximate  
Gross Internal Floor Area  
Total: 79sq.m. or 850sq.ft.

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NOT TO SCALE











## Grounds & Gardens

The front garden is enclosed with picket fencing and predominantly laid with gravel. The rear garden is also laid to gravel with a patio area at the rear for socialising and is securely fenced.

There are planted borders with mature shrubs, plants and flowers. Accessed down the side of Londis, there is allocated parking for one car at the rear of the property.

An access path runs along behind the house next door granting access to the rear garden.

## Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 75 Potential: 88

Services: Mains gas, electric, water and drainage.

Heating: Gas Central Heating

Property Construction: Standard Construction

Flood Risk: Very Low

Broadband: Cable broadband

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

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

Parking: One allocated parking space.





## Agents Note

Planning permission has been granted to erect a ground floor enclosed porch, lobby and shower room to the front elevation.

## The Situation

The property is situated in a conveniently central location in the heart of the village, being just a few moments 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. The open forest can be accessed towards the end of Brighton road at Setthorns.

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.

## Directions

From the centre of the village of Sway, proceed north along Station Road passing over the railway bridge and the property can be found to the right hand side of the Londis shop.

## 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 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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