



15 Anderwood Drive

*Sway, SO41 6AW*

SPENCERS  
NEW FOREST









# 15 ANDERWOOD DRIVE

## SWAY • NEW FOREST

*A deceptively spacious and well presented four bedroom detached home offering in excess of 1530 sqft of accommodation, with further benefits including off road parking. The property has a good-sized garden with workshop. Within an easy walk of the village amenities including the mainline railway station with direct links to London (Waterloo 100 minutes). Sway is surrounded by the New Forest National Park with extensive walking, cycling and riding opportunities. No onward chain.*

£575,000



4



3



1





## The Property

The welcoming lounge features a warming wood burner and has two large portrait windows to the front elevation, creating a light and airy room. The lounge sweeps round to a large, sociable dining space which leads onto a very generous conservatory/living room.

The hallway leads to a separate WC with hand wash basin, family bathroom with bath, shower cubicle and sink with vanity unit, under-stairs storage and stairs to the first floor.

The kitchen has wood effect flooring, sink with drainer and mixer tap, ceramic hob with extractor hood over, electric oven, space for an American fridge freezer and a pantry cupboard.

The conservatory has wooden flooring, and a small range of base units with integral dish washer, space for a washing machine and a ceramic sink with mixer tap comprising a useful utility space. Double patio doors, as well as a separate glass door, grant access to the rear garden. There is also an opaque door leading to the side of the property. Large windows also allow a great deal of light into the room.

To the upstairs there are four bedrooms and a WC with hand wash basin.

**Agents note:** This floor could be reconfigured to incorporate a full bathroom very easily as the majority of the walls are stud partitioning.

## Grounds & Gardens

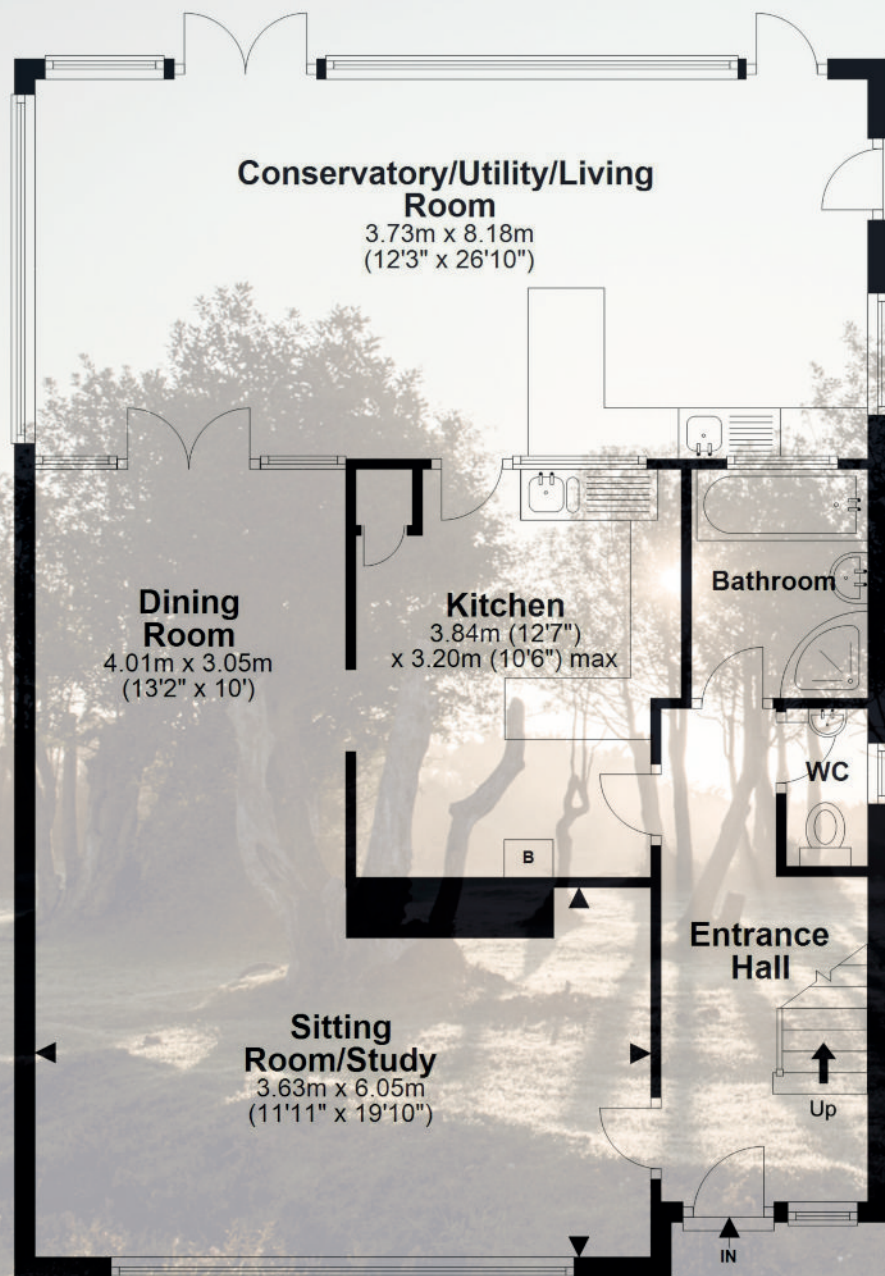
The front of the property has off road parking for two cars and is partly laid to lawn. The rear garden is laid to gravel and grass and features a sociable fire pit/patio area at the end of the garden. There are three sheds and a summer house. The workshop/storage building also has a utility room which currently houses a dryer and spare fridge with base units for storage. The garden has a variety of mature shrubs and planted borders. There is a hot tub which is negotiable.



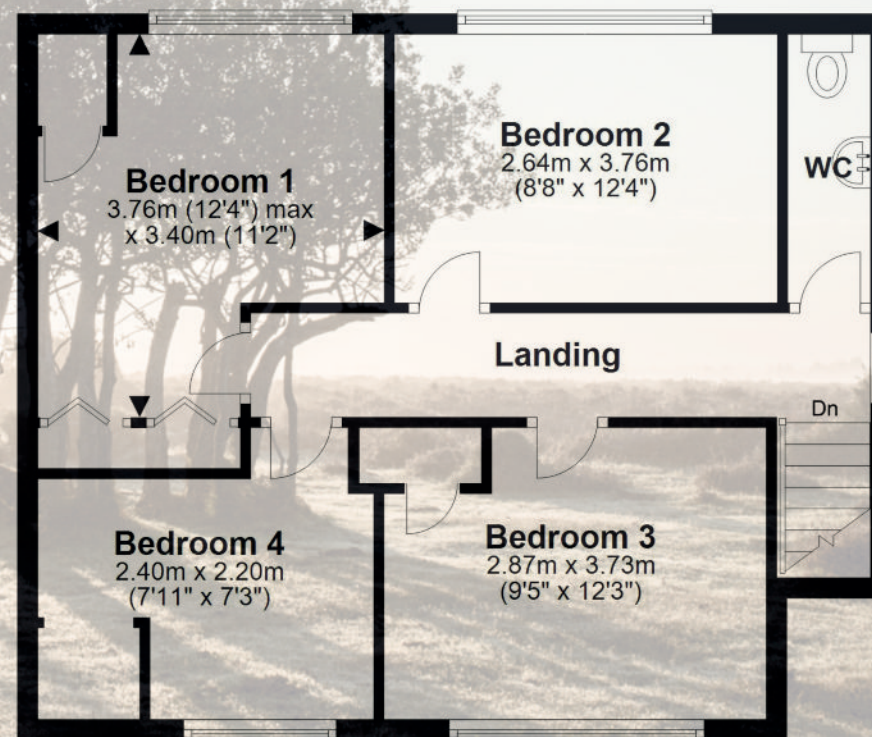
## Floor Plan

### Ground Floor

Approx Gross Internal Area  
142.2 sqm / 1531.0 sqft



### First Floor







## Directions

From our office in Brockenhurst turn right and proceed up Brookley Road and take the first right into Sway Road. Continue to the end of the Sway Road and turn right. Continue for approximately two miles taking the first turning on the right immediately after the cattle grid onto Manchester Road. Proceed under the bridge and take the first left into Middle Road and then take the first left into Anderwood Drive. The drive sweeps round to the right hand side and the property can be found on the right.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 58 Potential: 81

Services: Mains gas, electric, water and drainage

Gas central heating

Property construction: Brick/block masonry construction with insulated cavity and tiled roof.

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



## 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.





## Situation

The property is located on a highly regarded road in the village of Sway within easy reach of local amenities and the open forest. The village offers a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes) together with a range of shops, a thriving community, well regarded primary school, church, doctor's surgery and the Jubilee fields offering fantastic recreation facilities including tennis courts, a football pitch and a cricket ground all set around a pavilion clubhouse.

The Georgian market town of Lymington, famed for its river, marinas, yacht clubs and coastline, is within a 4 mile drive over the forest. The neighbouring New Forest village of Brockenhurst (4 miles), again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18 hole golf course.





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@spencersnewforest.com](mailto:brockenhurst@spencersnewforest.com)

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