



Fern Cottage

Sway Road, Brockenhurst, SO42 7SH

SPENCERS
NEW FOREST





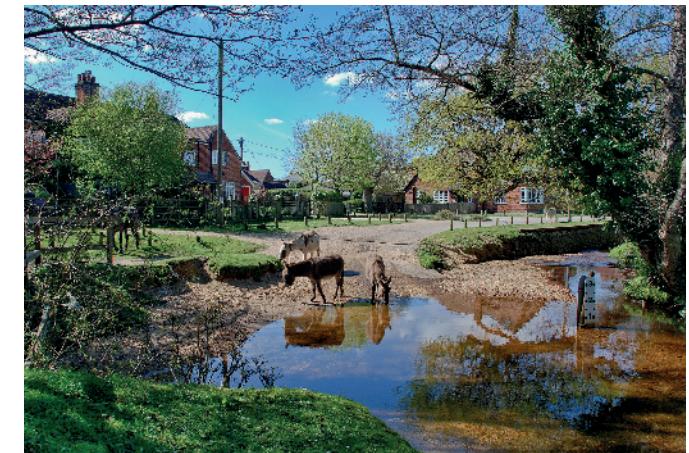
FERN COTTAGE

SWAY ROAD • BROCKENHURST

A historic grade II listed three bedroom home full of character conveniently situated in the heart of the village close to all amenities. Built in 1829 by the Morant Estate incorporating a wealth of original features, the property benefits from a well fitted kitchen, off road parking and delightful secluded gardens.

£645,000

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The Property

A solid front door opens to the entrance lobby with door to the cloakroom with W.C and open plan sitting and dining room.

To the left of the central staircase, the sitting room has a characterful fireplace currently fitted with a gas fire and French doors leading to the garden and terrace.

To the right of the staircase, the dining room has a wealth of period features and front aspect view of the garden. Doors lead to the bright and airy kitchen/breakfast room with rear and side aspect windows and a stable door leading to the garden. The kitchen is fully tiled and fitted with a range of base and eye levels units comprising an electric hob, cooker and stainless steel sink.

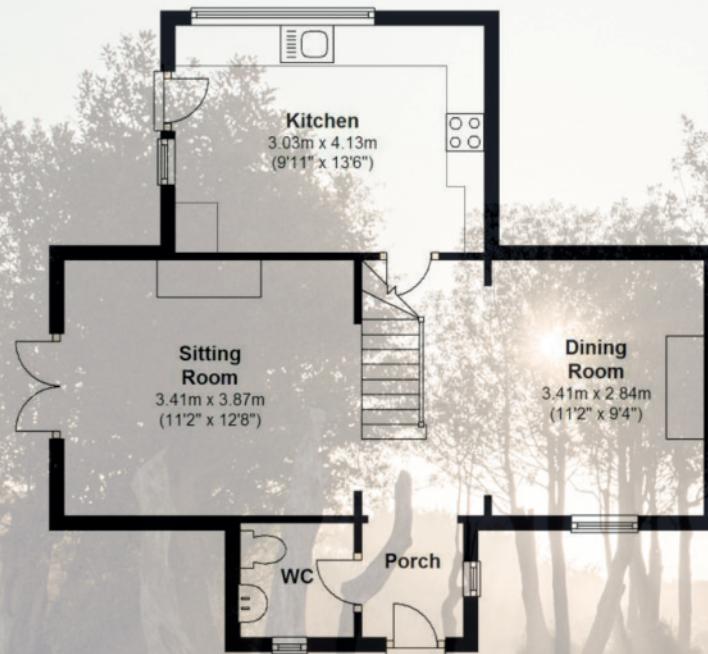
A central staircase leads to the first floor landing with a lantern roof and doors leading to all first floor accommodation.

The master bedroom has a side facing aspect with an outlook over the garden and fitted wardrobes. The family bathroom is partly tiled and comprises a bath with shower over, W.C and pedestal sink.

There are two further bedrooms both with fitted wardrobes, one with a rear aspect and one with a front aspect.

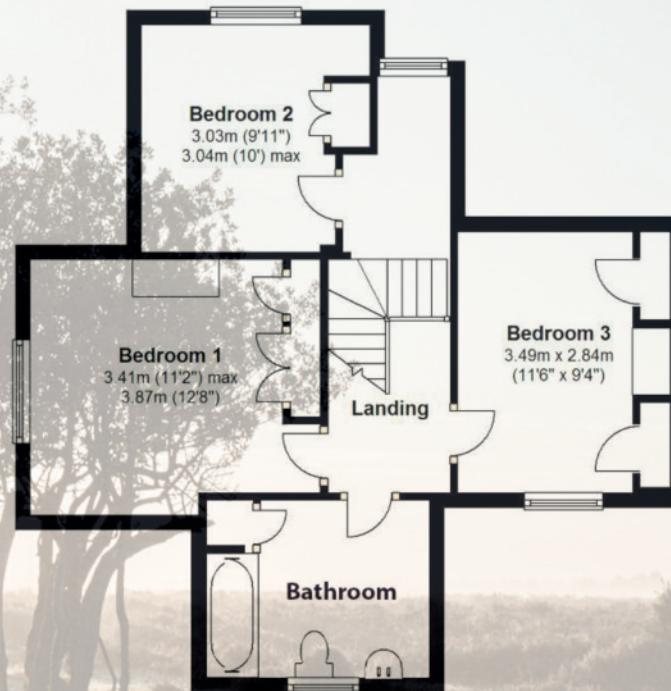
Ground Floor

Approx. 46.9 sq. metres (505.1 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floor plan, it is not drawn to scale and is for illustrative purposes only. Outbuildings may not be positioned correctly and, unless otherwise stated, are not included in the total floor area. EPC
Southcoast Surveyors
Plan produced using The Mobile Agent.



Grounds & Gardens

A picket fence and gate lead to a flagstone footpath to the property and to the rear garden, where there is a south facing sun terrace, ideal for alfresco dining. The gardens are mainly laid to lawn incorporating specimen trees and ornamental shrubs.

Double five bar gates lead to a gravel driveway providing space for off road parking and to a useful summer house. An original ivy covered well is a particular feature. The whole garden is well screened and enjoys a good degree of privacy.

Situation

The cottage is situated in the very heart of Brockenhurst, a sought after village within the New Forest National Park. Brockenhurst offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants.

Approximately 4 miles to the south is the Georgian market town of Lymington with its famous Saturday county market, extensive yachting facilities and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Directions

From our office in Brockenhurst turn right and proceed up Brookley Road for approximately 200 meters to the corner of Sway Road and the property can be found on the right hand side.



Additional Information

Tenure: Freehold

Grade II Listed

Council Tax Band: E

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: We have been informed by the vendor that the property is partly timber framed.

Conservation Area: Brockenhurst

Flood Risk: Very low

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

Mobile coverage: No known issues, buyers to check with their provider.



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 for 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 fitments, 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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk