



Treyarnon

Westbeams Road, Sway, Hampshire, SO41 6AE

SPENCERS

NEW FOREST





TREYARNON

WESTBEAMS ROAD • SWAY • NEW FOREST

A spacious 4/5 bedroom family home with a beautiful mature garden, a home studio and parking for 3 vehicles, situated on a "no through" lane in the popular New Forest village of Sway.

Within walking distance of the village school, mainline railway station and a range of local amenities.

£850,000



4/5



2



3





The Property

A central entrance hallway floods the area with light and a wooden staircase leads to the first floor landing. The sitting room has a large square bay window to the front aspect and a wooden floor.



The large kitchen/dining room has glazed double doors to the rear garden and ample room for dining furniture. The kitchen area is separated by a large breakfast peninsular, ideal for casual dining. A range of appliances include an eye level fan oven and grill, separate six burner gas hob with extractor hood above, dishwasher and space for a large American style fridge freezer. The sink below the rear aspect window has a flexible mixer tap. A further reception room is currently utilised as a study with a door to a large laundry/utility cupboard.

There is a ground floor double bedroom served by the bathroom positioned opposite with a shower above the bath, WC, hand basin and heated towel rail.



The first floor landing is a generous area allowing ample space to create a reading or office area. The principal bedroom suite has a large walk-in wardrobe and en suite shower room with curved cubicle, WC, vanity unit incorporating the hand basin, storage cupboards heated towel rail and Velux window.

There are two further bedrooms to the first floor served by the family shower room with WC and vanity unit, storage cupboards, heated towel rail and Velux window.

Westbeams Road, Sway, Lymington, SO41



Approximate Area = 1533 sq ft / 142.4 sq m

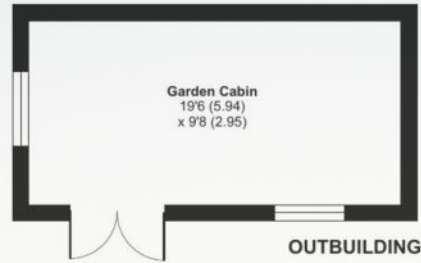
Limited Use Area(s) = 85 sq ft / 7.8 sq m

Garage = 79 sq ft / 7.3 sq m

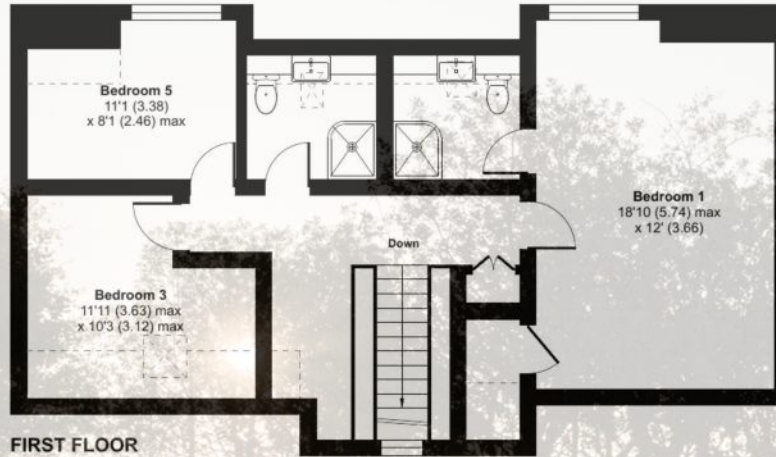
Outbuilding = 189 sq ft / 17.5 sq m

Total = 1886 sq ft / 175 sq m

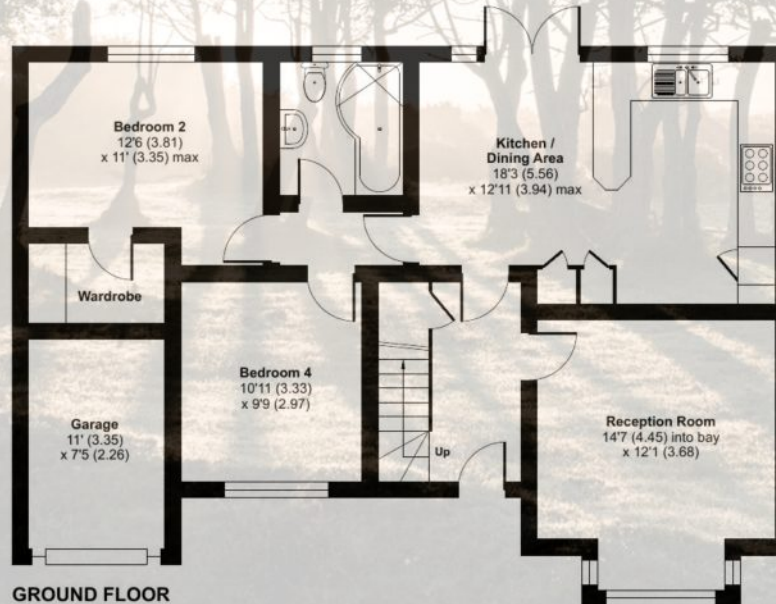
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR





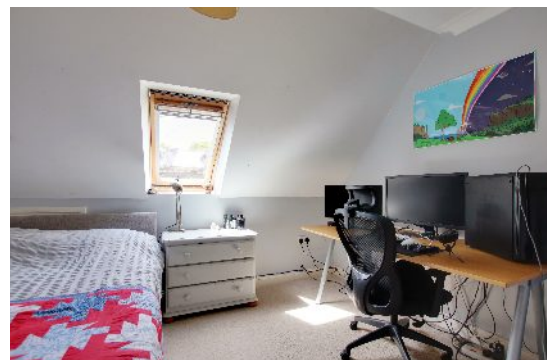
Grounds & Gardens

To the front of the property there is off road parking for several cars and an integral single garage store. The rear garden is delightful being a great size for family life and with a good degree of privacy with mature boundaries and various colourful shrub and flower beds.

Mainly laid to lawn with a raised sun deck area near the house as well as a fire pit area next to the large wooden garden studio. This building is fully insulated with light and power and has a log burning stove. The current owners utilise it as a home working office.

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. Take the second right into Westbeams Road and the house is on the right hand side after approximately 150 metres.



Services

Tenure: Freehold

Services: All mains services connected

New Fibre Optic broadband

Council Tax Band: E

Energy Performance Rating: C Current: 69 Potential: 81



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.

There is a footpath at the end of Westbeams Road to the village and onto the open forest, accessed either from Adlams Lane, as well as at the end of Brighton road. 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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