



FELLS GULLIVER

PROPERTY EXPERTS

*Est. 1988*

New Forest

# 3 Bond Close

Sway • Lymington • SO41 6DR







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Located in a quiet cul-de-sac within the popular New Forest village of Sway, this well presented three bedroom detached family house benefits from well proportioned accommodation and has a detached garage, secluded garden and driveway parking for several vehicles.



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£680,000

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## Key Features

- Large kitchen
- Three first floor bedrooms, all with built-in wardrobes
- Spacious sitting room with patio doors opening out to the garden
- First floor family bathroom with separate WC
- Within walking distance of the local village shops, train station, amenities and the open forest
- Light and airy entrance hall, open plan through to the dining room
- Ground floor cloakroom
- Two separate areas of garden with a good degree of privacy
- Detached garage and driveway parking for several vehicles
- EPC Report: C & Council Tax Band: F

*Est.1988*





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# Description

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This well proportioned three bedroom detached house is located in a quiet cul-de-sac within the village centre of Sway and is a short walk to the local village shops, train station and open forest.

Path leading up to the covered porch. Front door with attractive stained glass panel leading through to the light and airy entrance hall. Turning staircase leading to the first floor landing, with an understairs storage cupboard and window to the front aspect. Doors through to all principal rooms. Open plan to the hallway is an opening through the dual aspect dining room, with a window to the front aspect and patio doors leading out to the garden. The large kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with quartz effect worktop over and tiled splashbacks. One and a half single bowl and drainer stainless steel sink unit with mixer tap. Inset eye level electric double oven, five ring gas hob with extractor hood over. Space for dishwasher, space and plumbing for washing machine and tumble dryer and space for tall fridge freezer. Window to the rear aspect and door leading out to the driveway parking. Cloakroom with WC, wash hand basin and obscure window to the rear aspect. Large triple aspect sitting room with inset fireplace. Two windows to the side aspect, window to the rear aspect and patio doors to the front opening out to the private garden.

First floor landing with airing cupboard housing the wall mounted gas fired central heating boiler. Master bedroom with range of built-in wardrobes along one wall and a window to the side aspect. Double bedroom two also has a range of built-in wardrobes along one wall and

a window to the side aspect. Bedroom three has a built-in wardrobe and window to the front aspect. Family bathroom comprises of a panelled bath unit with tiled wall surround, mixer taps with shower over and glass shower screen. Wash hand basin with mixer tap, radiator, part tiled walls and obscure window to the rear aspect. Separate WC with window to the rear aspect.

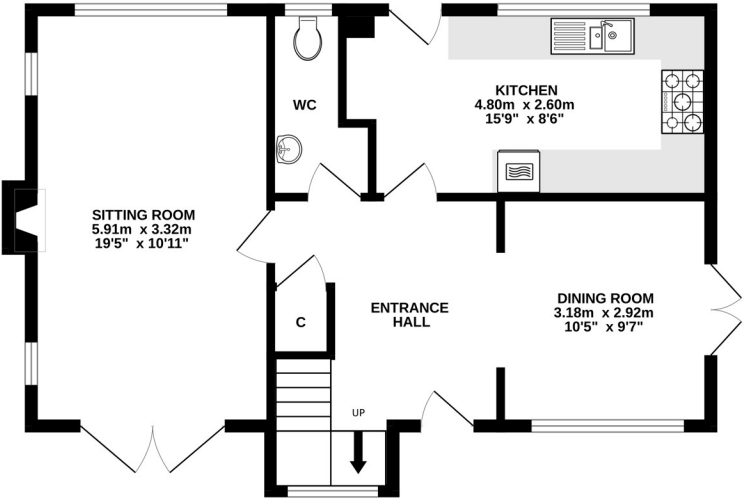
Outside, there is hedging to all boundaries, and the wrap-around garden is sectioned into two separate enclosed areas, both laid to lawn and offer a good degree of privacy. Running parallel to the rear of the property is driveway parking for multiple vehicles, leading up to the detached garage which has an up and over door, power and light, a pedestrian door to the side and window to the rear.

This delightful property is located within the popular village of Sway. Nestling on the Southern edge of the New Forest National Park, Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness. The village offers a useful mainline rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a highly regarded primary school, two public houses and a popular Tennis Club. The Georgian market town of Lymington, famed for its river, marinas, yacht clubs, boutique shops and coastline, is within an easy four-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, and a popular 18-hole championship golf course.

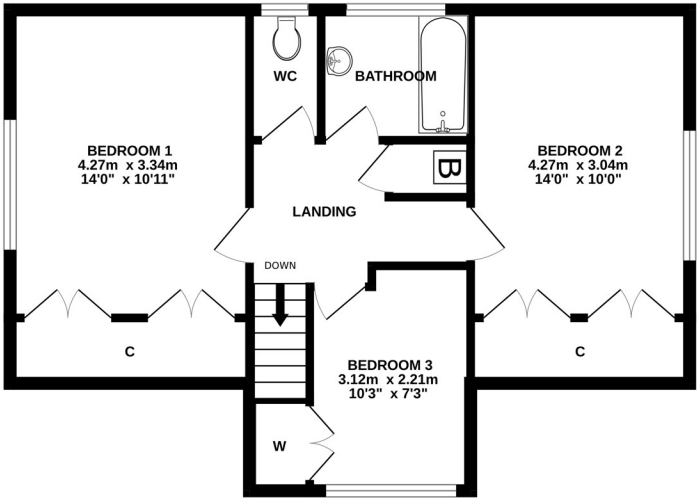


# Floor Plan

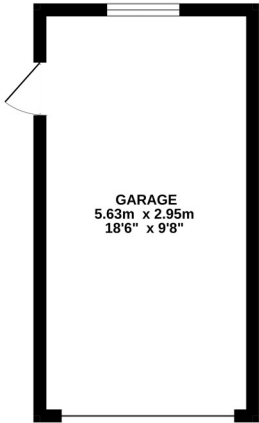
GROUND FLOOR  
55.7 sq.m. (600 sq.ft.) approx.



1ST FLOOR  
53.4 sq.m. (575 sq.ft.) approx.



GARAGE  
16.6 sq.m. (179 sq.ft.) approx.



3 BOND CLOSE

TOTAL FLOOR AREA : 125.8 sq.m. (1354 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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