



Flat 2 Quarr House *Manchester Road, Sway, Hampshire, SO41 6AS*



SPENCERS





A stunning two bedroom ground floor apartment offering in excess of 1700 sq ft with many period features, garage and sweeping views of the landscaped gardens. Offered with no forward chain.

The Property

Quarr House is a period country house converted into luxury apartments known for its landscaped grounds and historical character. This beautifully presented ground floor apartment is very spacious and benefits from its own front door, stained glass windows, high ceilings and large sash windows affording views of the surrounding landscaped gardens.

To the right of the entrance hall is the utility room with a washing machine and tumble dryer, sink with tiled splash backs, worktop and storage under. Access to the garage is next to this space and a further door leads out to the parking area. To the left of the entrance hall is the well-proportioned sitting room with windows overlooking the gardens, with stylish wood-panel walls and a feature open fireplace with stone surround and hearth.

An archway leads into the kitchen which comprises bespoke wooden cabinetry with storage cupboards to base and wall height, a central island incorporates a four ring induction hob, wine rack, hidden bin cupboard and breakfast bar. There are integral double ovens, space for a dishwasher and American fridge/freezer, ceramic white sink with chrome mixer tap.

The dining area has wooden flooring, two large storage cupboards and sash window overlooking the rear garden.



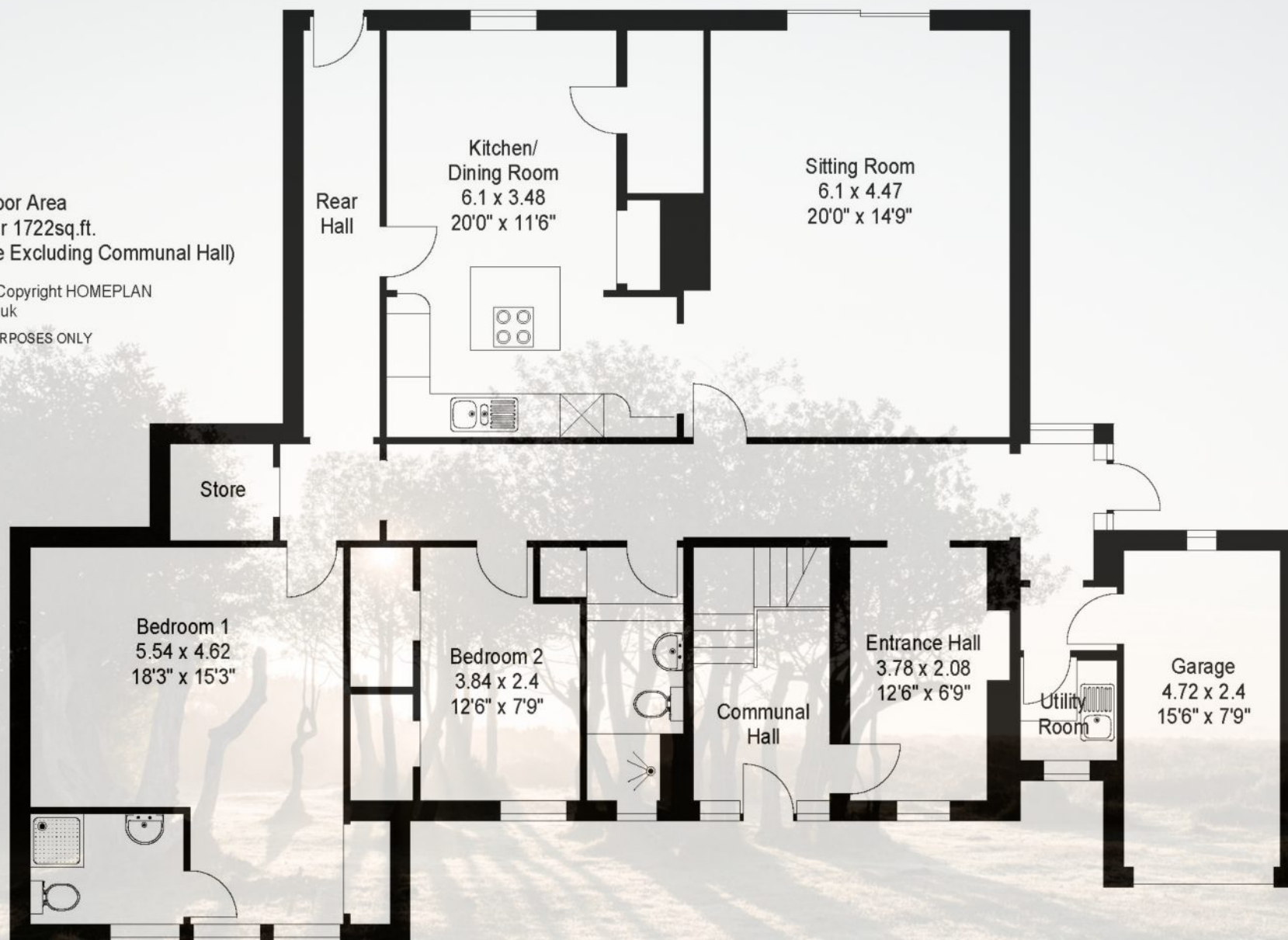
£550,000



Approximate
Gross Internal Floor Area
Total: 160sq.m. or 1722sq.ft.
(Including Garage Excluding Communal Hall)

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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 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.



The Property Continued...

The principal bedroom enjoys floor to ceiling built-in wardrobes, window to the front elevation and an en-suite shower room with w/c, pedestal wash basin, opaque window, heated towel rail and is tiled to full height. Bedroom two has two built-in storage cupboards and sash window to the front. The family bathroom has an airing cupboard, vanity hand wash basin, large walk-in shower with glass screen, heated towel rail and opaque window to front elevation. There is also a useful large walk in storage cupboard set off the hallway with light and space for a small desk.

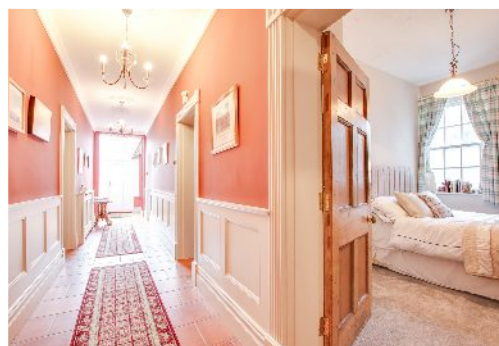
Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Follow the road to the end, passing over the railway bridge and turn right onto the B3055. Continue for approximately two miles along this road before turning right into Manchester Road. Continue to the bend on the road which goes round to the left. The entrance to Quarr House is via the pillars next to the blue house called Quarr Meadows. Follow the drive round to the right and there is parking outside the property.

The Situation

The property is located on a highly regarded road on the periphery of 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.





Grounds & Gardens

Quarr House is accessed via a sweeping driveway through the delightful grounds giving access to parking on the right hand side at the front of the building and a single garage is set to the side. There is an area of woodland to the front offering a mixture of deciduous and evergreen trees, whilst providing a good degree of privacy.

Gated side access to the right leads to stunning parkland style communal grounds and gardens to the rear which are beautifully maintained under contract and included within the maintenance charge. The gardens are mainly laid to lawn with large flower and rose beds.





Additional Information

Tenure: Share of freehold

Lease Term: 999 years from and including 1 January 2000 to and including 31st December 2999

Lease Term Remaining: 974 years

Annual Service Charge: £2,500 per annum

Annual Ground Rent: Peppercorn

Council Tax Band: E

Energy Performance Rating: D Current: 62 Potential: 73

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property construction: Standard Construction

Parking: Off street parking

The property also has an electric vehicle charging point installed.

Flood Risk: Very low

Broadband: FFC - Fibre-optic cable to the cabinet, then to the property

Superfast broadband with speeds of up to 38 Mbps is currently available at the property (Ofcom).

Agents Note: All of Quarr House has been upgraded to full fibre offering up to 900 Mbps. The current vendors haven't changed suppliers but the option is available.

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

Some restrictive covenants apply - please contact us for further details.



For more information or to arrange a viewing please contact us:

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