



**The Coach House** *South Sway Lane, Sway, SO41 6BL*

**SPENCERS**  
NEW FOREST









# THE COACH HOUSE

SOUTH SWAY LANE • SWAY

*A beautifully presented 19th century converted Coach House set in circa 0.5 acres with self-contained ancillary accommodation, located in a quiet and sought-after location on South Sway Lane. The property forms the majority of the original coach house with gardens set to the front with a three car barn, parking and studio. The property has been refurbished by the current vendors offering a blend of modern living whilst retaining the character of the building.*

*There is the option to acquire a separate 3 acre parcel of grazing land with stables, perfect for equestrian or as a small holding available by separate negotiation.*

£1,250,000



4



2



5





## The Property

A recessed storm porch and solid front door grant access to an entrance hall with flagstone flooring with a cupboard providing useful space for coats and shoes. The utility room is located off the hall which has a range of fitted cupboards to base and wall height, Corian work top, single sink with mixer tap over, integral freezer, pantry cupboard and window to side. There is also a downstairs w/c with hand wash basin and storage cupboard.

The stunning, open plan kitchen features beamed high ceilings, painted oak units are fitted to base level, with Corian work surfaces, integral fridge, pantry cupboard, dishwasher, large single sink with drainer and Quooker tap, electric oven and hob, additional food prep sink with mixer tap and an inset Aga. There is also a large breakfast island containing concealed bins, ample drawer storage, electrical sockets and wooden work surface.

Leading from the kitchen is a bright, airy family room with window to front elevation, two windows and patio doors to the side granting access to the garden and features wood-panelling to half-height with beamed ceilings.

An inner-hallway currently serves as an office space with generous shelving, under-stairs storage, wooden flooring and window to the side elevation. From here, doors lead into the stunning dining/sitting room area which is flooded with light from the set of bi-folding doors, Velux windows and apex glass windows set behind the central wood burner.

A self contained double bedroom with built-in wardrobes and a dressing area is located at the rear of the property and has an en-suite shower room with shower cubicle, w/c, basin with vanity unit under, heated towel rail and laminate flooring.











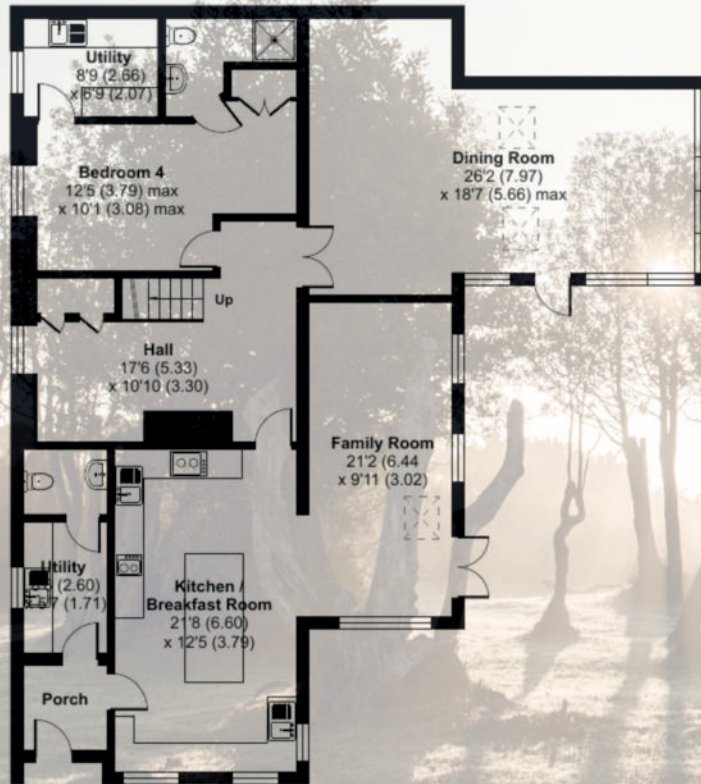
Approximate Area = 2373 sq ft / 220.4 sq m (exclude carport)

Annexe = 409 sq ft / 37.9 sq m

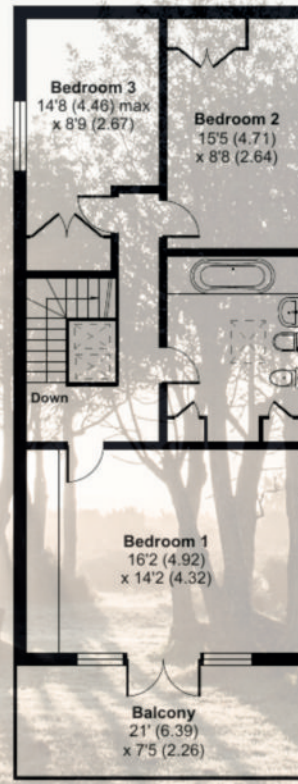
Outbuilding = 1199 sq ft / 111.3 sq m

Total = 3981 sq ft / 369.6 sq m

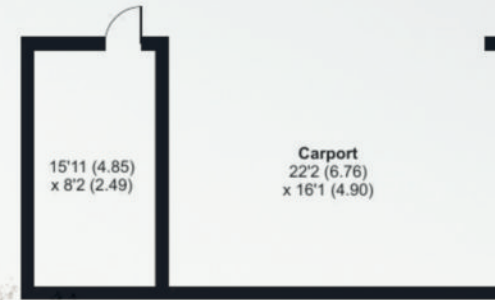
For identification only - Not to scale



GROUND FLOOR



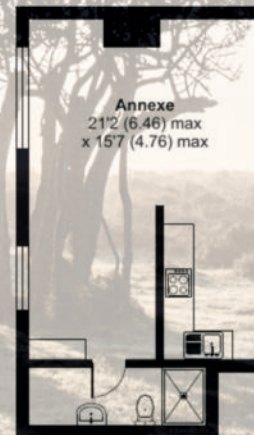
FIRST FLOOR



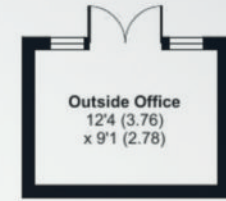
OUTBUILDING 4 / CARPORT



OUTBUILDING 4



ANNEXE



OUTBUILDING 6



OUTBUILDING 5



OUTBUILDING 1 / 2 / 3











## The Property Continued...

To the other side of the bedroom is a self-contained kitchenette with quartz sink and mixer tap, wooden work surface, integral fridge/freezer, space for a washing machine, cupboards to base and walls and very generous open shelving storage which could make this separate accommodation suitable for dependant relatives.

The turning staircase leads to a large light landing providing access to all bedroom accommodation. Bedroom one offers high vaulted ceilings, ample built-in storage, floor to ceiling windows and patio doors leading out to a decked balcony with wrought iron surround and space for a table and chairs, providing lovely views across the gardens. An en-suite includes twin basins, w/c, tiled shower cubicle, window to side elevation, heated towel rail and wooden flooring.

Two further bedrooms and a family bathroom complete the first floor accommodation. The family bathroom features a jacuzzi bath with shower attachment, wash basin, bidet, w/c, separate shower cubicle, immersion cupboard, landscape Velux window, airing cupboard, heated towel rail and wooden flooring.

## Ancillary Accommodation

A self contained log cabin has wooden decking, double glazed bi-folding wooden doors, a wood burner, laminate flooring, windows to the rear elevation, a shower room and kitchenette and makes versatile accommodation suitable for a number of uses.

There is a separate studio with double doors and its own decking area set off the terrace.

## Grounds & Gardens

The property is set in a generous plot of 0.5 acres. Double electric wooden gates open onto an extensive gravelled drive leading up to a triple car barn with workshop and electricity. An entertaining area is laid to flagstones and gravel with access from the reception rooms. The garden is laid to lawn predominantly with mature trees and shrubs to boundaries.











## Equestrian Facilities - Available by separate negotiation

Set off the access drive to the main property, gated access leads to a superb grazing paddock circa 3 acres.

The land benefits from three stables, a further building with living area, kitchen and shower room with water, mains electric and a further store room.





## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 71 Potential: 90

Services: Mains gas, electric, water and drainage

Gas central heating

Property Construction: Standard Construction

Flood Risk: Very low

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

Current broadband supplier: BT

Superfast broadband with speeds of up to 70 Mbps is available at the property (Ofcom).

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

Agents Note: A BP pipeline is situated underneath the grounds on the northern boundary for which there is the benefit of a lease.

## 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 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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