



Marryatt Cottage *Brighton Road, Sway, SO41 6EA*



SPENCERS





MARRYATT COTTAGE

BRIGHTON ROAD • SWAY

Built in 2019, this stunning three-bedroom semi-detached family home is offered to the market in immaculate condition offering just over 1300 sq ft of living space blending modern living with Forest life.

Benefitting from off street parking, a professionally landscaped garden and being within a moments' walk from the Village centre with its array of shops and trainline to London Waterloo.

£730,000



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The Property

You enter the property through a brick-built covered porch into a boot room entrance with further inner door leading immediately into a well-proportioned front living room laid with wooden flooring throughout, down spotlights and a lovely fireplace with space for a log burner.

A door from the front living room leads you into a small inner hallway which gives you access to a useful utility room immediately on your right-hand side that provides you with worksurface area, sink, shelving, space for washer and dryer and a W/C.

To the rear of the property is a bright and airy kitchen/dining room offering the ideal family and friends entertaining space with bifold doors connecting the outside in, beautifully. The shaker style kitchen offers ample storage space through both low lying and eye level units with the benefit of inbuilt dishwasher, oven, microwave and plate warming draw. A kitchen islands give you more storage, worksurface space and induction hob cooker. A dining area completes this room perfectly, creating the ideal entertainment space.

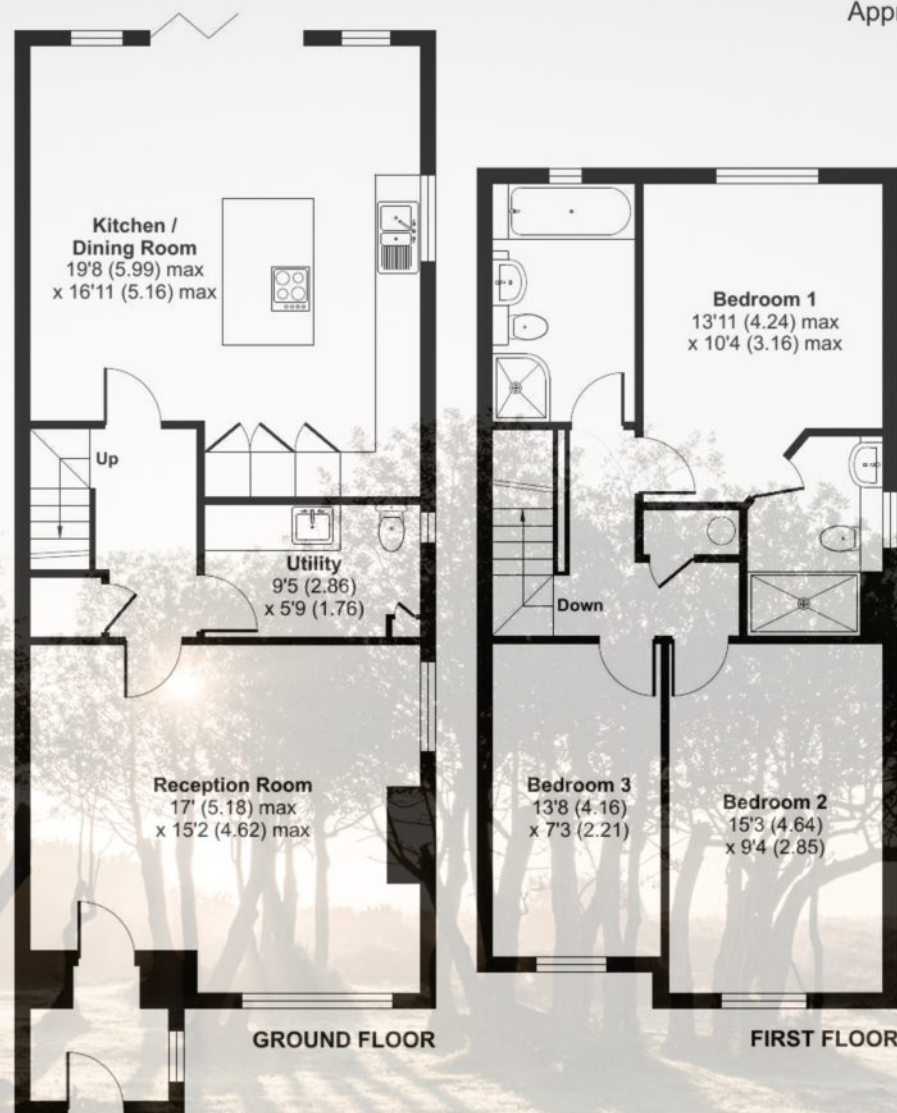
Stairs from the inner hallway lead you to the first-floor landing where all bedroom accommodation can be found. Two double bedrooms sit to the front of the house and are serviced by a four-piece family bathroom, with the principal bedroom sitting at the rear of the house with views over the garden and further benefitting from a three-piece en suite.





Approximate Area = 1316 sq ft / 122.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1374130

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.



Grounds & Gardens

To the front of the property there is a lovely area of greenery with a front lawn whilst providing off-street parking for a couple of cars. A picket fence with small entrance gate leads you from a stone path to the main porch front door. At the rear of the property from the kitchen through the bifold doors is a lovely patioed area allowing for al fresco dining area.

A small step down from the patio takes you to the lawned area which in turn leads to an additional patio sat under a lovely pergola bedded amongst an array of planting and shrubbery creating a lovely green and tranquil seating area. The rear garden offers a full fence surround giving it a lovely sense of seclusion.





Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: B Current: 87 Potential: 88

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property construction: Brick

Flood Risk: Very low

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

Restrictive Covenants: No caravans or boats to be parked on the drive.

Agents Note: Please note that not all fixtures and fittings are included.

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.





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

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