



**Mansters**

*Manchester Road, Sway, SO41 6AS*

**SPENCERS**  
NEW FOREST









# MANSTERS

MANCHESTER ROAD • BROCKENHURST

*A wonderful opportunity to acquire a large, detached property offered to the market with no onward chain.*

*In need of renovation, this three-bedroom detached family home offers a fantastic opportunity for someone looking for a complete blank canvas with a large stunning plot and within touching distance of the open Forest and Sway Centre.*

*Offers In Excess Of £795,000*



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## The Property

You enter the property through the main front door into a welcoming hallway offered with tiled flooring and stairs leading to the first floor. At the front of the property is a large office that provides further access into the conservatory.

A large L-shaped reception room sits at the rear of the property and provides fantastic living space. The reception room offers an ingle-nook style fireplace with inset log burner and wooden beams giving the room a lovely cosy and homely feel with further benefits of double aspect views and French doors leading to the garden. A conservatory is set at the rear with access from both the office and reception room.

A dining room sits just further up the hallway towards the kitchen with access from both main hallway and the inner hallway leading to the kitchen which also provides further access to a downstairs washroom, utility room and downstairs W/C and a separate good-sized kitchen and a further access to the garden. The kitchen itself offers both base and wall units and offers further space for a breakfast area. This area could be utilised as a separate annexe if required.

A sweeping wooden staircase leads from the main entrance hall and leads to the first floor where a split staircase leads to the bedroom accommodation. The first landing leads to the principal bedroom where you have an array of inbuilt wardrobes, feature wooden beams, two windows with views over the garden and a door at the end leading to an ensuite bathroom.

The second landing leads to two further double bedrooms, both serviced by a separate bathroom and W/C. Offering over 2,300 sqft of living space this home offers a fantastic opportunity for those looking to get stuck into a project.



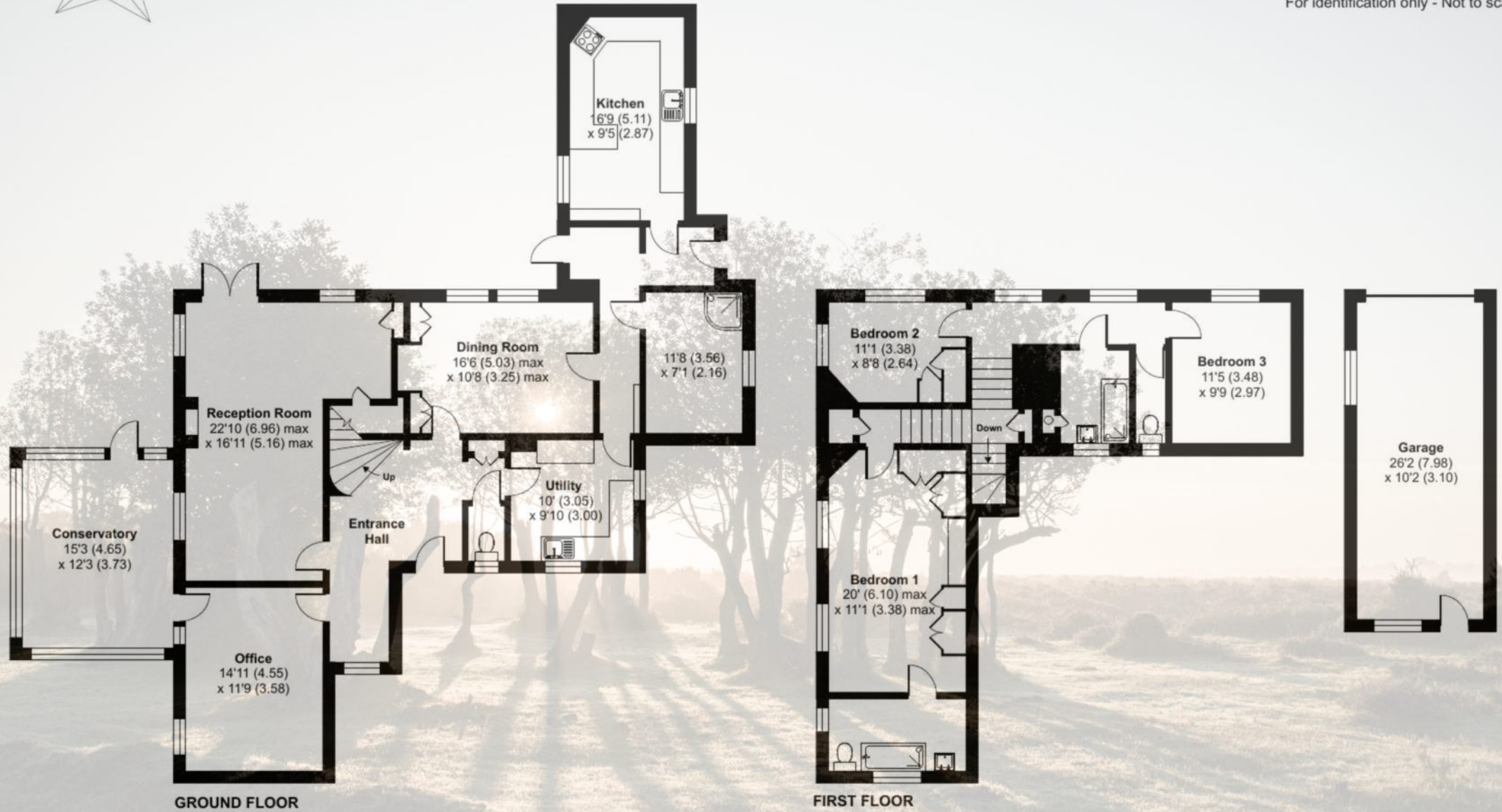


Approximate Area = 2380 sq ft / 221.1 sq m

Garage = 274 sq ft / 25.5 sq m

Total = 2654 sq ft / 246.6 sq m

For identification only - Not to scale





## Grounds & Gardens

Double metal gates from the road, lead to the front of the property which gives you the benefit of a driveway leading to the both the main property and the garage giving you plenty of off-street parking.

The property is boarded by hedgerow and fencing and sits on a large plot circa 0.56 acres predominantly laid to lawn. The garden offers lovely open green space and has an array of planting, shrubs and mature trees.

## 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. Proceed towards the end of the road and the property will be found on your right hand side.

## Additional Information

Tenure: Freehold

All mains services connected

Energy Performance Rating: E Current: 51 Potential: 73

Council Tax Band: G

Superfast broadband with speeds of up to 80 Mbps is available at 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.

## 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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