



17 Buldowne Walk *Sway, SO41 6DU*



SPENCERS









*This beautifully presented, Georgian style four-bedroom detached home is situated in the sought-after village of Sway, within the New Forest National Park. Offering spacious and well-designed accommodation, the property is ideal for modern family living.*

## The Property

The property offers a well configured and flexible layout throughout befitting the needs of a modern day family.

The front door opens into a welcoming entrance hall with staircase. Attractive wooden flooring ties the living accommodation together. The sitting room has a feature bay window to the front, and large portrait window looking into the rear garden which gives the room a nice bright, open feeling. The sitting room flows into the dining room, which has triple aspect windows and French doors opening onto the rear garden. The kitchen/breakfast room comprises a range of cabinets, quartz worktop, integrated microwave, dishwasher, full-sized dual ovens, five ring gas hob with extractor fan over, and a storage/pantry area and utility room with space for a washing machine and tumble dryer. The American style fridge freezer will remain with the property. An office/ study with a window to the front elevation offers the perfect space for working from home, and there is a useful downstairs w/c.

Upstairs, there are four bedrooms, all immaculately presented. The principal bedroom benefits from an en suite shower room. The three additional bedrooms are well-proportioned and are served by a modern family bathroom tiled to full height comprising stand-alone bath tub, large walk-in shower, wash basin, w/c, heated towel rail and window.

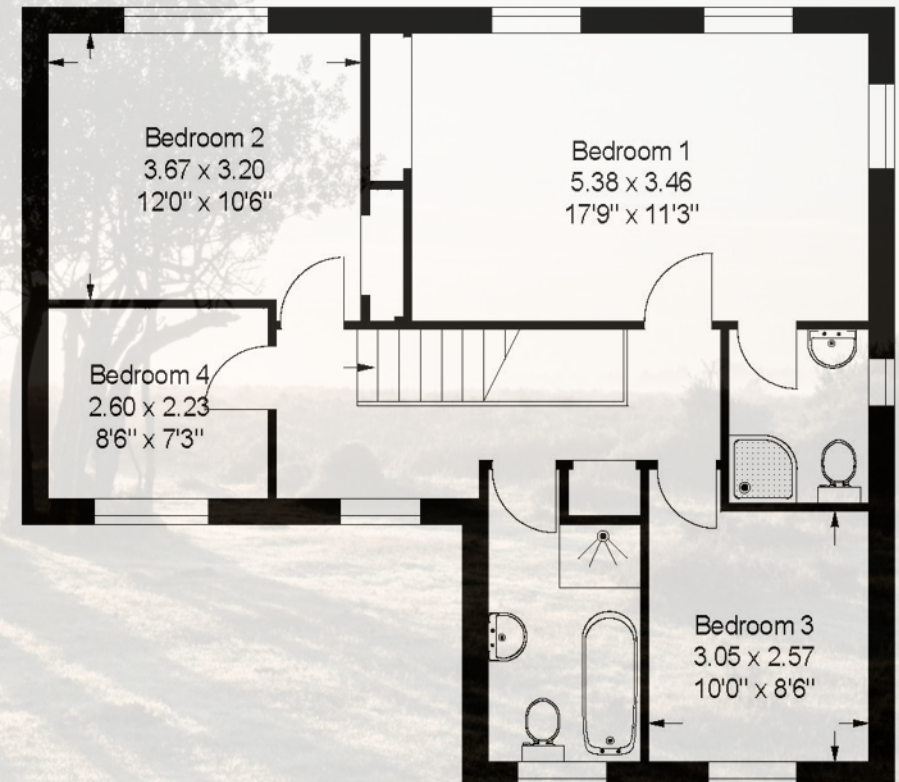
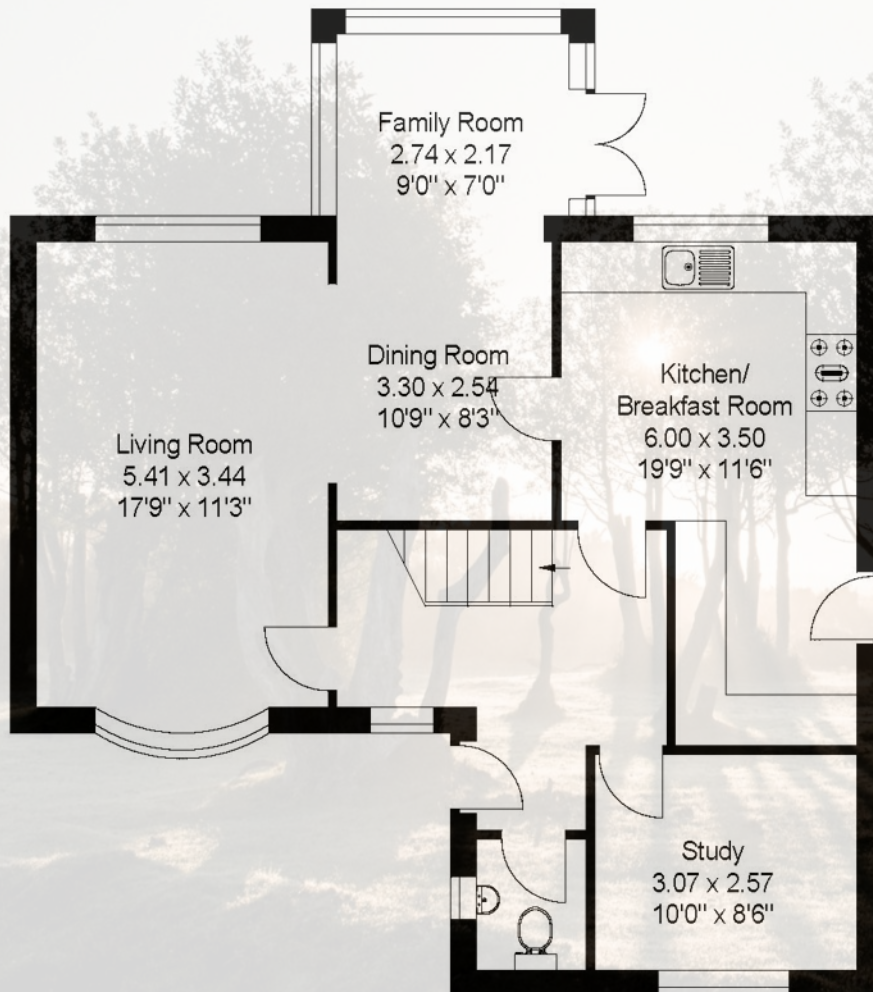
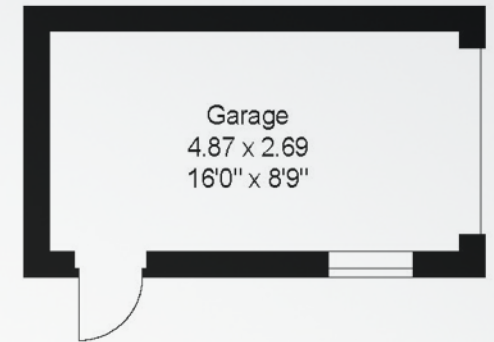
**£750,000**



Approximate  
Gross Internal Floor Area  
House: 142sq.m. or 1528sq.ft.  
Garage: 13sq.m. or 140sq.ft.  
Total: 155sq.m. or 1668sq.ft.

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NOT TO SCALE











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*The property further benefits from a garage, off road parking and private rear garden.*

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## Grounds & Gardens

To the front of the property is a drive which can accommodate several vehicles. To the rear of the home is an adorable characterful "secret garden" which gives the home a magical feel. The walled rear garden is laid to lawn with a good-sized patio area ideal for BBQs and al fresco entertaining.

A gate leads to the up-and-over garage door which is located in a block at the rear of the garden and can be easily accessed directly from the garden via a wooden side door.

## 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 turning for Buldowne Walk will be found on your left hand side. The property is located on the right hand side.

## 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 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.





## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: C Current: 74 Potential: 84

Services: Mains gas, electric, water and drainage

Gas central heating

Property Construction: Brick and tile.

Flood Risk: Very low

Broadband: ADSL Copper-based phone landline, Mobile - via 4G network to provide internet to the property

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

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

## Situation

The property is located in a highly desirable cul-de-sac, 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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