



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Nuthatch Cottage

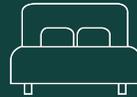
St James Road • Sway • Lymington • SO41 6AN



Nuthatch Cottage

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A beautifully presented home offering bright, contemporary accommodation centred around an impressive open plan kitchen, dining and sitting area, perfectly suited to modern living and entertaining. Boasting a south westerly facing garden, it is ideally positioned very close to the open forest, with a public access point roughly 30 metres away, and is within easy walking distance of the village shops and amenities, offering a delightful balance of lifestyle, convenience and setting.



4



2



£650,000

Key Features

- Immaculate and beautifully presented throughout
- Ground floor shower room with underfloor heating
- South westerly facing rear garden
- Within walking distance of the village centre and local amenities
- Ample driveway parking and electric vehicle charging point
- Flexible fourth bedroom ideal as a study or guest room
- Impressive open-plan kitchen, dining and sitting area
- First floor bedrooms all with fitted wardrobes
- Very close to open forest, with a public access point roughly 30 metres away
- EPC Rating: C

Est.1988



Description

Immaculately presented, this four bedroom semi detached home offers bright, contemporary living with a stylish open-plan kitchen, dining and sitting area. Boasting ample private parking and modern touches throughout, it is ideally situated very close to the open forest, with a public access point roughly 30 metres away, and is within easy walking distance of the village shops and amenities, offering a delightful balance of lifestyle, convenience and setting.

A welcoming and spacious entrance hall features two Velux windows and a useful storage cupboard, creating a light and airy first impression. Straight ahead lies an impressive open plan kitchen and dining area, seamlessly flowing into the sitting room. The kitchen/dining room enjoys rear aspect windows and a door opening onto the side of the property, ideal for everyday living and entertaining. The kitchen is well appointed with a generous range of floor and wall mounted units, space for a range-style cooker, and a central island with breakfast bar seating for four. The island also benefits from integrated plug sockets and phone charging sockets. Appliances include an integrated fridge, freezer, dishwasher, and an inset sink with mixer tap and waste disposal. Flowing seamlessly from the kitchen, the sitting room is a beautifully light filled space, enhanced by a feature log burner fireplace, additional Velux windows, and double doors opening onto the rear garden. This creates attractive views and a strong connection to the outdoors. The hallway provides further storage and leads to a stylish downstairs shower room, comprising a shower cubicle, WC, and hand wash basin, with underfloor heating and a front aspect window providing natural light. Bedroom four, currently used as a study or guest room, is accessed from both the entrance hall and inner hallway and benefits from a front aspect window.

The first floor landing offers discreet built-in storage. The generously proportioned principal bedroom enjoys a front facing aspect and is

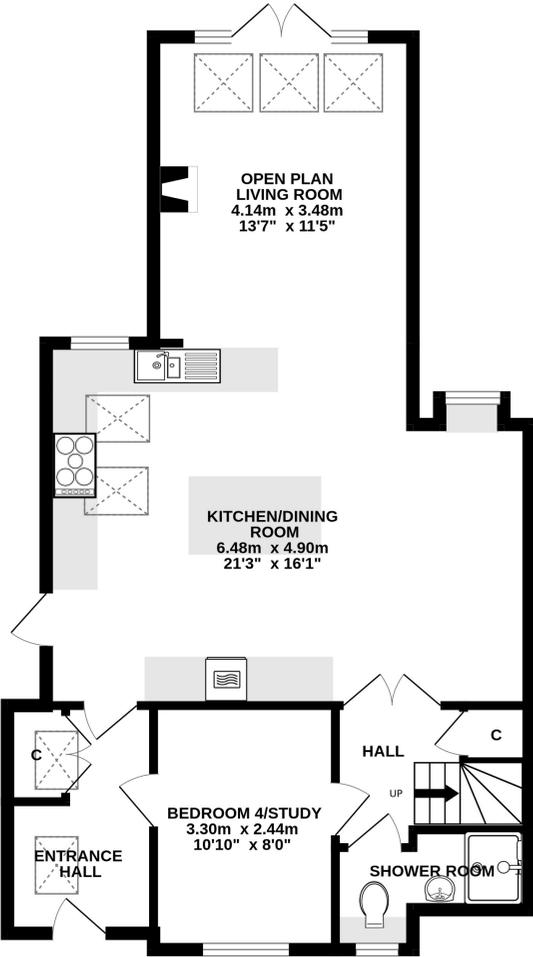
complemented by double fitted wardrobes, along with an additional built-in storage cupboard. Bedrooms two and three both benefit from rear facing windows and bespoke fitted wardrobes. The family bathroom is elegantly appointed and features a freestanding oval bathtub set snugly against the back wall, framed by glossy white tiles that reflect the natural light. A separate glass enclosed shower cubicle, WC, hand wash basin, and heated towel rail complete the space. The floor is finished with dark stone tiles, providing a stylish contrast to the bright, modern fittings.

The front of the property features a paved pathway leading to the front door, bordered by a neat strip of grass. A raised brick wall frames a stone driveway, providing ample parking and a welcoming approach, with an electric vehicle charging point located close to parking area. To the rear of the property, rear doors open onto a raised patio area, with steps leading down to the garden. A slabbed pathway runs to the bottom of the garden, where a garden shed is conveniently located, and garden is fully enclosed by timber fencing for privacy.

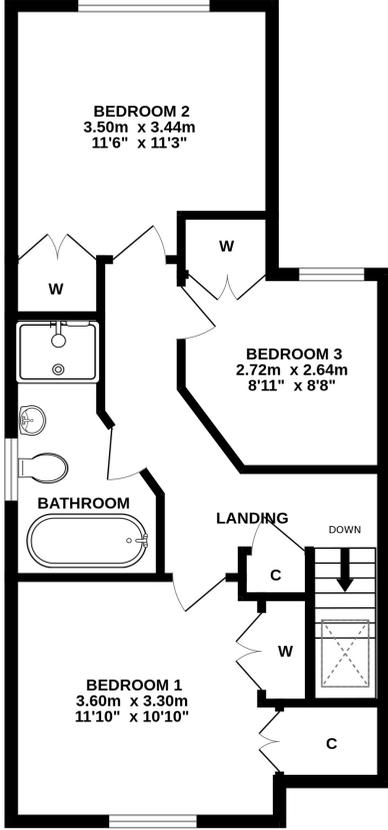
This delightful property is located within the popular village of Sway. Nestling on the Southern edge of the New Forest National Park, Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness. The village offers a useful mainline rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a highly regarded primary school, two public houses and a popular Tennis Club. The Georgian market town of Lymington, famed for its river, marinas, yacht clubs, boutique shops and coastline, is within an easy four-mile drive over the forest. The neighbouring New Forest village of Brockenhurst, again with a mainline rail connection, offers further leisure, shopping and educational amenities, and a popular 18-hole championship golf course.

Floor Plan

GROUND FLOOR
66.3 sq.m. (713 sq.ft.) approx.



1ST FLOOR
49.0 sq.m. (527 sq.ft.) approx.



NUTHATCH COTTAGE
TOTAL FLOOR AREA: 115.3 sq.m. (1241 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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