







# 14 Oakenbrow

Sway • Lymington • SO41 6DY

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An immaculately presented and spacious four bedroom detached family home, positioned at the rear of a private green, providing a picturesque and peaceful outlook. The house flows well, with light and airy accommodation and the ground floor offers open plan living space, whilst retaining designated spaces between the living, dining and kitchen areas. The property is just a shot walk from local amenities, the forest and the mainline train station.



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£775,000

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## Key Features

- Spacious and modern kitchen/dining room
- Ground floor cloakroom
- Master bedroom with two built in wardrobes and spacious en-suite bathroom, and two further first floor bedrooms
- Mature landscaped rear garden with pretty summerhouse
- Beautifully presented and spacious accommodation
- Sitting room with patio doors opening out to the rear garden
- Study/ground floor bedroom four
- First floor family shower room
- Garage with adjoining utility room
- Within easy walking distance of the village centre, amenities and mainline train station
- Energy performance rating 78 C







# Description

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## Ground Floor

A covered front entrance porch with an exterior light leads to a composite front door, opening into the entrance hall. Stairs rise to the first floor, with an understairs storage cupboard.

The cloakroom features a WC with a concealed cistern, a corner wash hand basin, a radiator, fully tiled walls, and an obscure window to the side aspect.

To the left, a door opens into the study/bedroom four, which has a window to the front aspect. An opening from the hallway leads into the sitting room, which has two radiators, a window to the rear aspect, and double doors that open out onto the rear patio and garden beyond.

A square archway leads through to the dual-aspect kitchen/dining room, which is fitted with a comprehensive range of replacement greige units, a Quartz worktop, and a built-in sink with a mixer tap. Integral appliances include a four-ring induction hob, two built-in ovens, a tall fridge/freezer, and a dishwasher, with a window to the front aspect. The dining area offers ample space for a dining table and chairs, and features a window to the rear aspect.

## First Floor

The first-floor landing features a hatch giving access to the insulated loft space with a pull-down ladder. Boiler serving gas central heating and hot water.

The master bedroom includes two built-in double wardrobes, a radiator, and windows to the side and rear aspects. A sliding door leads into the spacious en-suite bathroom, which is fitted with a white suite comprising an enclosed bath with a mixer tap and shower attachment, a wash hand basin with a vanity storage cupboard below, an illuminated mirror, a tall storage cupboard, a WC with a concealed cistern, and a heated towel rail. The room is partly tiled, and there is a window to the front aspect. The airing cupboard, housing the hot water tank and shelving for linen storage, is also accessible from the en-suite.

Bedroom two features a built-in double wardrobe, a radiator, and a window to the rear aspect. Bedroom three includes a radiator and a window to the front aspect.

The family shower room comprises a shower cubicle with a mixer shower and shower attachment, a wash hand basin with a mixer tap and a mirrored cabinet above, a WC with a concealed cistern, and a heated towel rail. Fully tiled walls and floor, along with an obscure window to the front aspect, complete the space.

## Front Exterior & Garage

The front of the property overlooks a central green area. Outside, to the front, there is a double-width driveway leading up to the attached garage, which features an electric up-and-over door.

The garage is equipped with power and lighting, as well as an exterior water supply. A door at the rear of the garage leads into the utility/garden room. This triple-aspect room is fitted with replacement dark grey kitchen units and worktops, including an inset single sink with a mixer tap. There is space and plumbing for both a washing machine and tumble dryer, with a ceramic tiled floor. Double sliding doors and a separate pedestrian door provide access to the rear garden. The remainder of the front garden is laid to lawn, with a hedging boundary and a feature silver birch tree.

## Rear Garden

The mature landscaped rear garden is enclosed by panelled fencing and is mainly laid to lawn, with a replacement paved patio area adjacent to the rear of the house and a side access pathway. There is also a further white-stoned patio area.

Mature shrubs and trees line the boundaries, and the garden is equipped with an exterior water supply, lighting, and a side access gate. In the far right-hand corner of the garden, there is a pretty summerhouse. The design of the garden allows for enjoyment of both sun and shade throughout the day, making it ideal for alfresco dining and entertaining.

The property also benefits from solar panels, which generate an income greater than the electricity bills, and high-speed 1 gigabyte fibre broadband.

## Local Area

This delightful property is situated in the popular village of Sway, nestled on the southern edge of the New Forest National Park. Sway is a prime example of a quiet yet thriving village community, known for its friendly atmosphere. The village benefits from a mainline rail connection, with London Waterloo approximately 100 minutes away, along with a range of local shops, a highly regarded primary school, two public houses, and a popular Tennis Club.

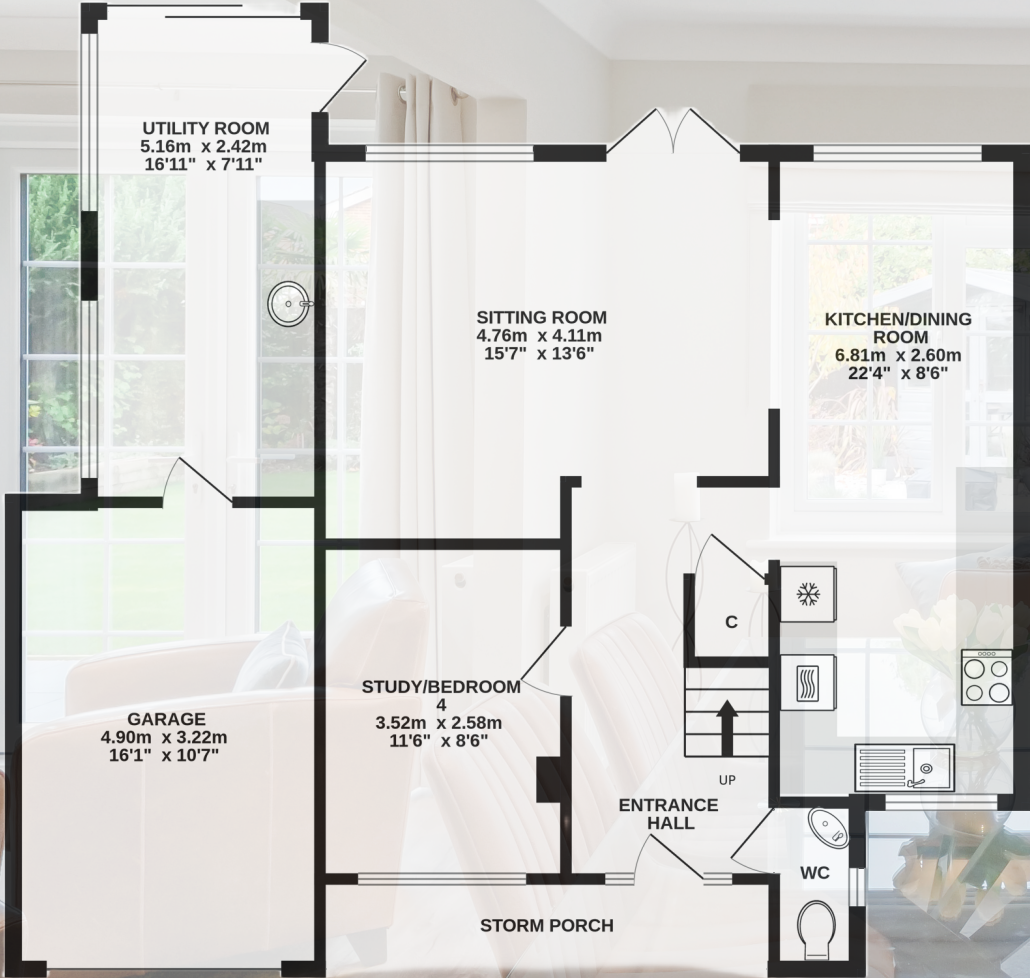
The Georgian market town of Lymington, renowned for its river, marinas, yacht clubs, boutique shops, and coastline, is just a short four-mile drive over the forest. The nearby New Forest village of Brockenhurst also offers a mainline rail connection, along with additional leisure, shopping, and educational amenities, including a popular 18-hole championship golf course.



# Floor Plan

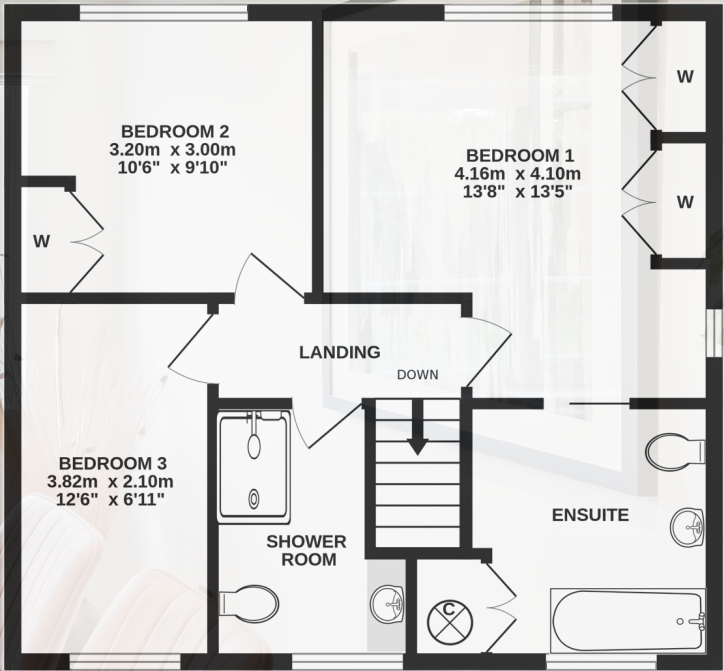
## Ground Floor

88.1 sq.m. (949 sq.ft.) approx.



## 1st Floor

50.2 sq.m. (540 sq.ft.) approx.







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*Est. 1988*

New Forest

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