



**26 ROWAN CLOSE • SWAY • LYMINGTON • SO41 6AZ**

**£375,000**

Located in a quiet cul-de-sac within the centre of the village, this well presented three bedroom semi-detached house benefits from a garage and is offered for sale with no forward chain.



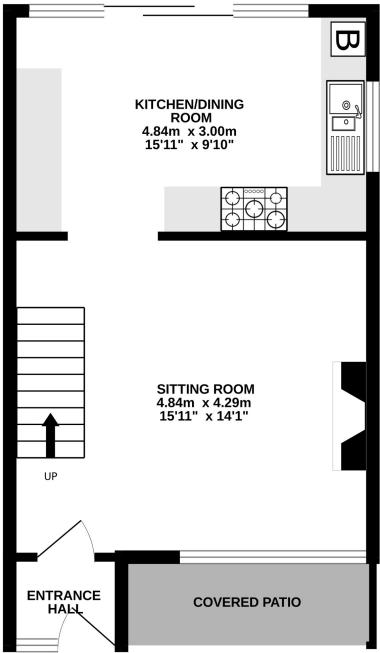
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PROPERTY EXPERTS

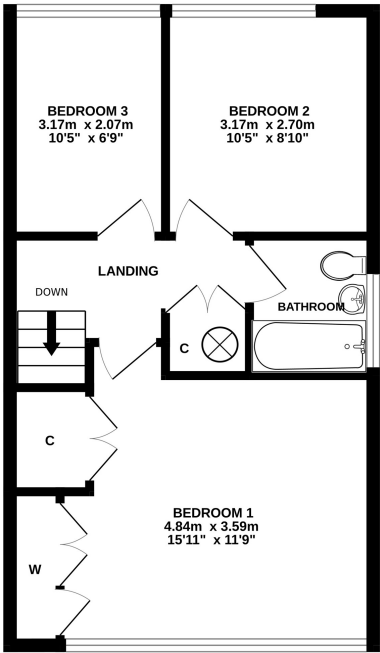
*Est. 1988*



GROUND FLOOR  
36.3 sq.m. (391 sq.ft.) approx.



1ST FLOOR  
40.9 sq.m. (440 sq.ft.) approx.



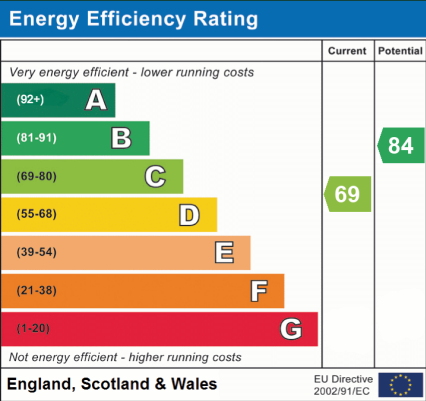
TOTAL FLOOR AREA : 77.1 sq.m. (830 sq.ft.) approx.  
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# Property Specification

- Light and airy kitchen/breakfast room
- Sitting room with feature open fireplace
- Spacious master bedroom with range of built-in wardrobes and cupboard

- Two further first floor bedrooms
- First floor family bathroom
- Low maintenance private rear garden
- Garage in block adjacent to the rear boundary of the garden

- Offered for sale with no forward chain
- Located with a couple of minutes walk from the shops and amenities in the village centre



# Description

Located within a quiet cul-de-sac in the popular New Forest village of Sway, this well presented three bedroom house is offered for sale with no forward chain.

Front door with obscure glazed side panel leading in to the entrance hall. Obscure glazed door leading into the sitting room with stairs rising to the first floor, Chimney breast with open fireplace, feature surround and hearth, range of built-in shelving, large window to the front aspect. Opening through to the kitchen/dining room. Comprehensive range of floor and wall mounted cupboard and drawer units with wooden worktop over and tiled splashbacks. Space for five ring range style cooker, space and plumbing for washing machine, space and plumbing for slim-line dishwasher, space for under counter fridge/freezer. Inset one and a half bowl single drainer sink unit with mixer tap over. Wall mounted gas fired central heating boiler, tiled floor, window to the side aspect and sliding doors with side glass panels to either side leading out to the rear garden, making this a lovely light and airy room.

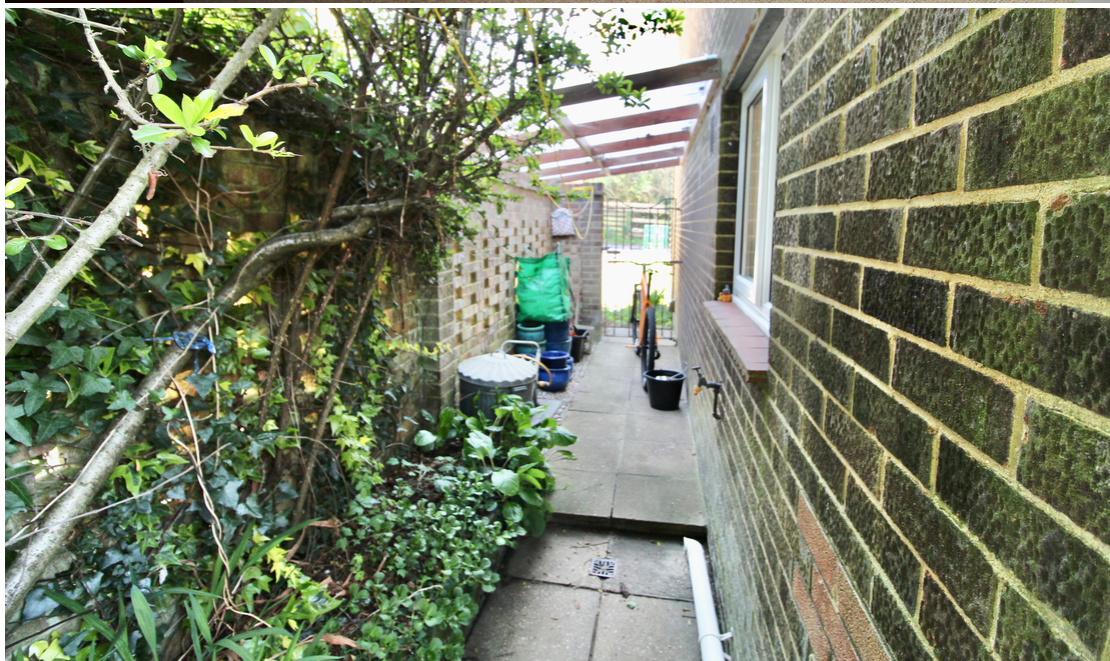
First floor landing with airing cupboard with hot water cylinder and shelving. Hatch giving access to the loft space. Large master bedroom with range of built-in wardrobes and double cupboard, with large windows to the front aspect, making this a lovely light room. Bedroom two with window to the rear aspect. Bedroom three with window to the rear aspect. Family bathroom comprising a panelled bath unit with taps and shower over. Pedestal wash hand basin with taps. Low level WC with push button flush. Heated towel rail, fully tiled walls, obscure window to the side aspect.

To the front of the property there is an area of open plan lawn with flower beds with various shrubs and plants and a path leading to the front door. There is a covered patio area adjacent to the living room with space for plant pots or bistro table and chairs. To the side of the property there is a secure pedestrian covered area, ideal for storage of bikes and outdoor equipment. This in turn leads through to the rear garden, which is paved for ease of maintenance and walled to all boundaries. There are well established mature shrubs and plants and there is a small pond with cover. There is a communal driveway to the side of the property leading to the block of garages. The rear boundary wall of the garden is the side wall of the garage belonging to this property and a pedestrian door could easily be fitted to give direct access from the garden into the garage.

The property is located within a quiet cul-de-sac in the delightful 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.







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*Est.1988*