



Blue Shutters

Chapel Lane, Sway, SO41 6BS



SPENCERS





BLUE SHUTTERS

CHAPEL LANE • SWAY

Situated within the heart of the New Forest National Park, this charming two/three bedroom end of terrace cottage enjoys a rare setting, where free roaming ponies, donkeys and cattle are often found right by the front door.

The property hugely benefits from direct forest access, where walking and cycling routes begin from the doorstep and provide access to the ancient woodland, open heath and the wider forest. This is a unique opportunity to enjoy life within one of England's most protected and treasured National Parks, where nature is woven into daily living.

Blue Shutters offers fantastic further potential to extend, with planning permission granted for both a single storey and double storey option.

£599,950

 2/3  2/3  1



The Property

Built in 1910, this delightful cottage combines period character with well appointed living accommodation, ideally suited as both a main residence or a quieter retreat and further benefits from mature, well-established gardens that provide a peaceful and private environment.

Access into the property is via a substantial entrance porch/boot room, leading through to the utility room with space for a washing machine and tumble dryer. This in turn leads to a useful downstairs W/C. A separate glass panel door grants access into the house where you are met with a variety of delightful and versatile living spaces.

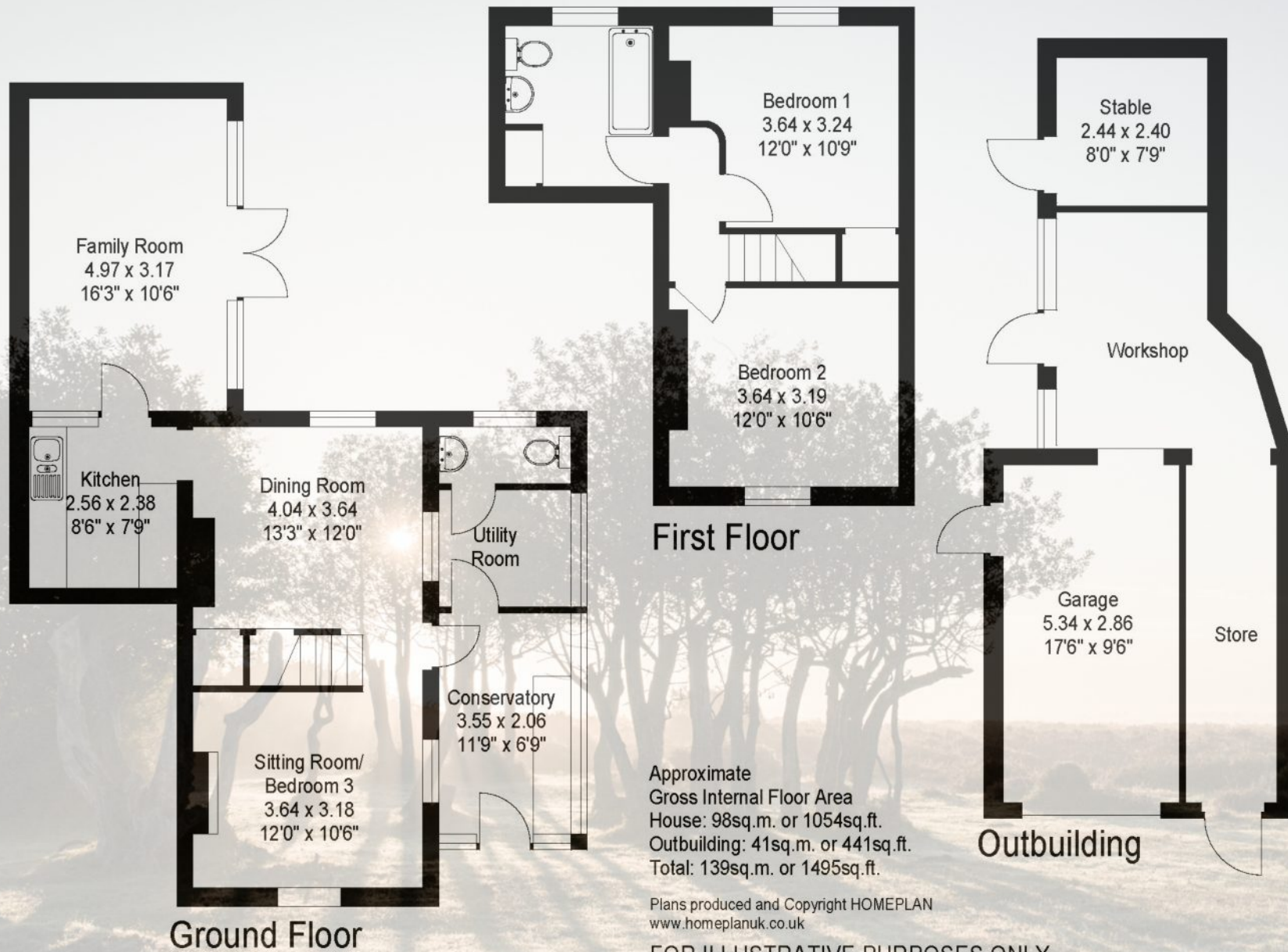
The front room has dual-aspect windows, affording ample natural light and benefits from original period features such as a fireplace and built-in storage cupboard, and offers a brilliant sense of versatility to the home doubling up as a third bedroom if required. The central reception room is currently utilised as a cosy snug but could equally be used as a dining room and provides fantastic space for entertainment as it connects through into the kitchen.

The kitchen comprises a tiled floor, floor-mounted gas boiler, 4 ring gas hob, space for a fridge/freezer, integral oven and microwave, stainless steel sink with mixer tap, storage cupboards and shelving units and cabinets with leaded light windows. A door from the kitchen leads into the bright and airy family room which benefits from large picture windows and French doors leading out onto the private rear patio.

Stairs rise from the central reception room to the first floor where there are two generous double bedrooms both offering impressive views both to the front over the forest and to the rear over the garden. A three-piece bathroom comprising a bath with shower over, services both bedrooms.

Agents Note: Planning permission has been granted to extend the property and there are options for a single or double storey extension, giving the home fantastic future potential.



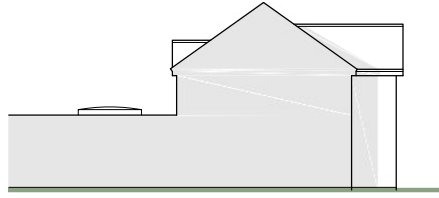


Approximate
Gross Internal Floor Area
House: 98sq.m. or 1054sq.ft.
Outbuilding: 41sq.m. or 441sq.ft.
Total: 139sq.m. or 1495sq.ft.

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NOT TO SCALE

Proposed Floor Plan - Double Storey Extension



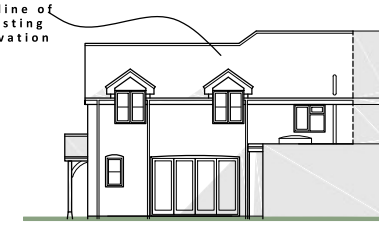
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION
TO CHAPEL LANE

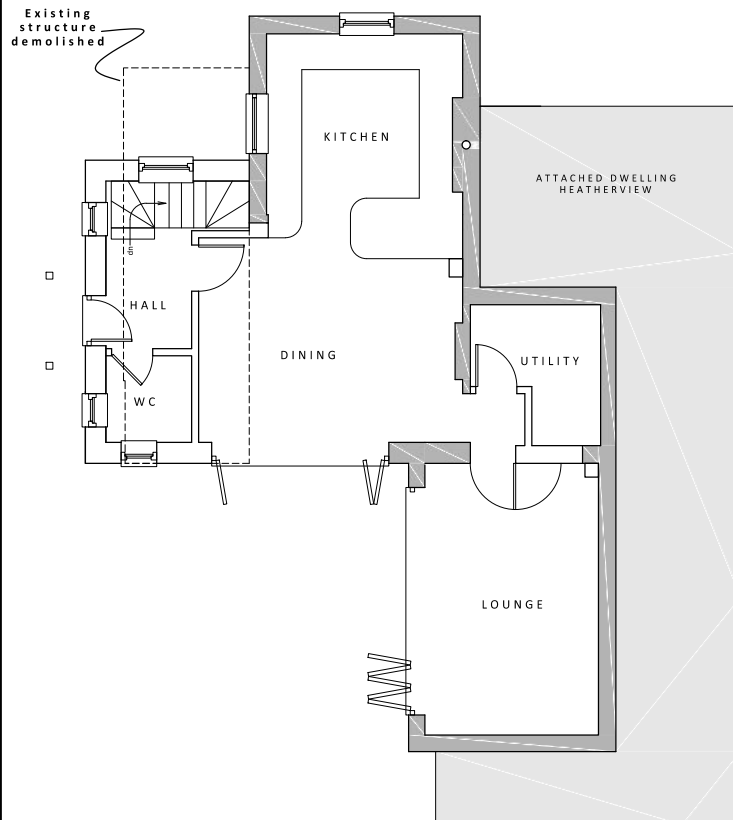


SOUTH-WEST ELEVATION

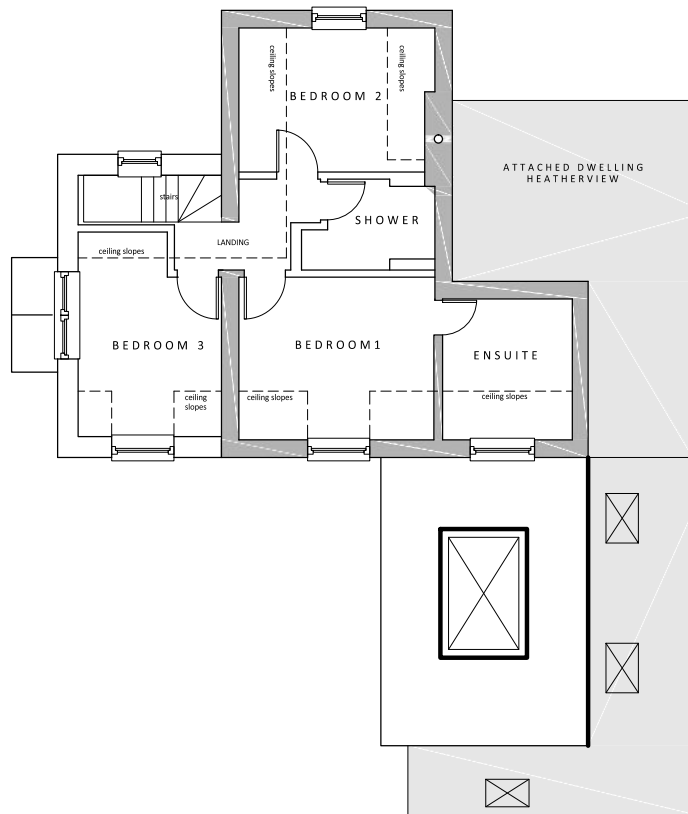


SOUTH-EAST ELEVATION

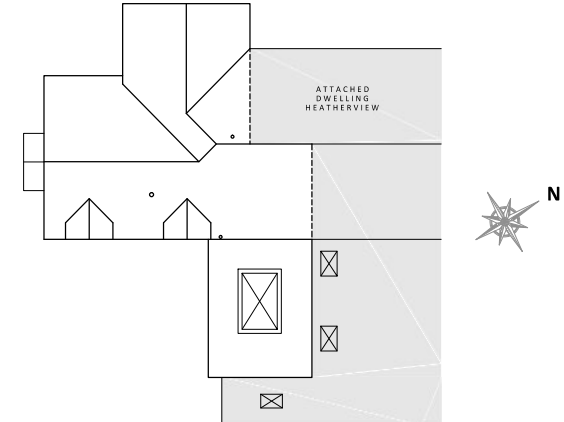
PROPOSED GROUND FLOOR PLAN
64.4 m²



PROPOSED FIRST FLOOR PLAN
47.7 m²



ROOF PLAN





Existing floor area: 86.4 m²
30% allowance: 25.9 m²
Total: 112.3 m²
Proposed floor area: 112.1 m²

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CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS: The Proposed
Designer (PS) will issue Pre-construction Information to the Client.
During the design process the PS will, so far as is reasonably practicable,
seek to identify and eliminate significant foreseeable risks likely to arise
during the construction or maintenance of the design. Where this is not
possible the PS will take reasonable and commensurate steps to reduce
those risks. Guidelines (including the Client) relying on this document
will be notified of those significant risks which could not be eliminated
during the design process and which are unusual or complex beyond that
which is generally experienced on projects of this nature via the
Pre-construction Information and issued upon shown on plans. Works
must be carried out by competent Contractors with experience carrying
out building works of this nature, working in accordance with all
appropriate site specific Method Statement and Risk Assessments.
Contractors are not relieved of their obligations under any applicable
health, safety and welfare regulations. The PS has not been appointed
to discharge the duties of the Domestic Client, but will make the
Domestic Client aware of their duties.

hazard warning icons refer to pre-construction information

Existing: 
Proposed: 

Planning application 29 11 20
REV DESCRIPTION DATE

EXTENSION at:
BLUE SHUTTERS
CHAPEL LANE
SWAY
LYMINGTON
HAMPSHIRE
SO41 6BS

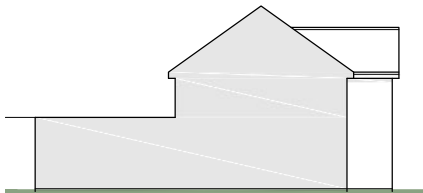
DRAWING TITLE:
PROPOSED EXTENSION
ELEVATIONS, FLOOR PLANS & ROOF

CLIENT: REF: SCALES:
CODE 2305 1:50 & 1:100 (A1)

DRAWING NO: REVISION:
P3 *

1:50 0m 1m 2m 3m 4m 5m 1:100 0m 2m 5m 10m

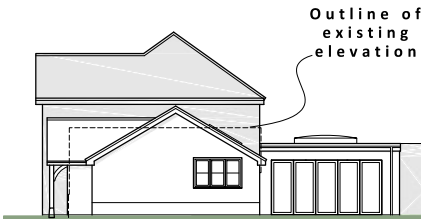
Proposed Floor Plan - Single Storey Extension



NORTH-WEST ELEVATION



NORTH-WEST ELEVATION
(TO CHAPEL LANE)

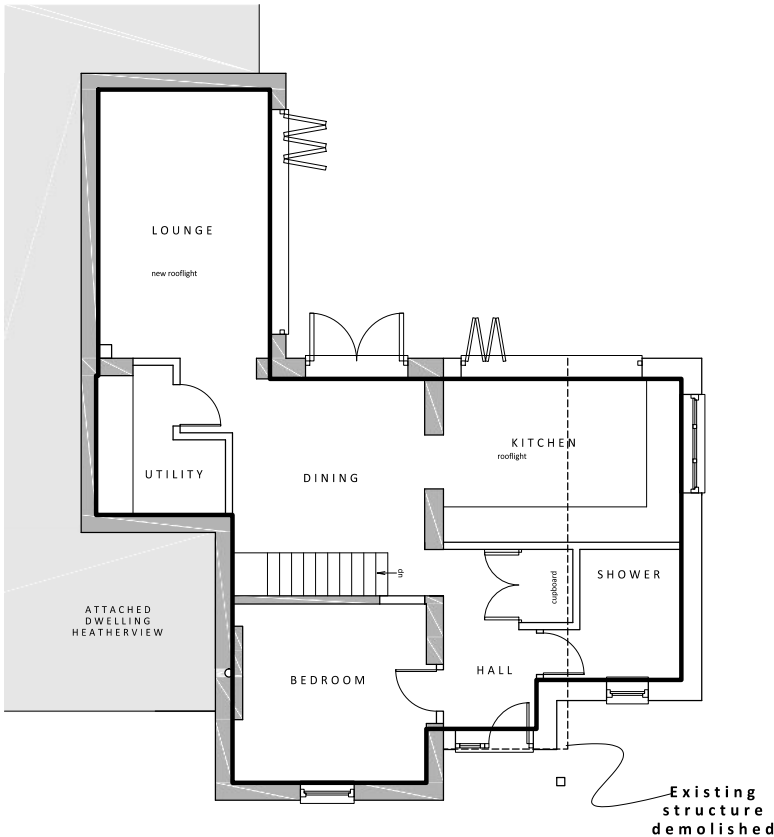


SOUTH-WEST ELEVATION

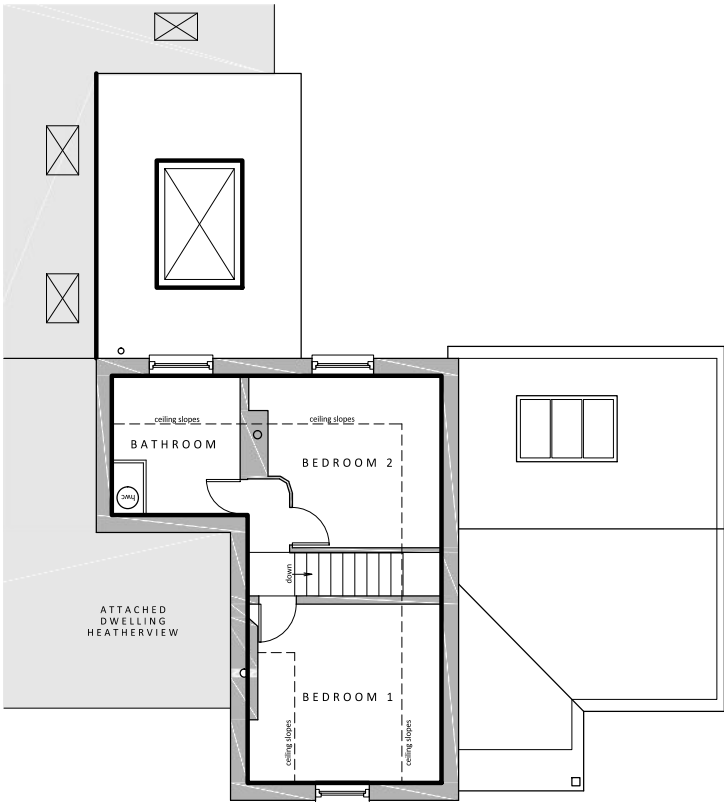


SOUTH-EAST ELEVATION

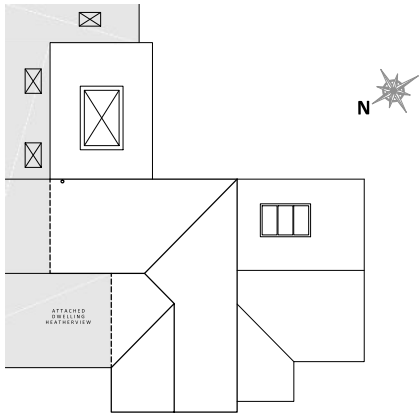
PROPOSED GROUND FLOOR PLAN
78.6 m²



PROPOSED FIRST FLOOR PLAN
33.6 m²



PROPOSED
ROOF PLAN



EXISTING FLOOR AREA:	86.4 m ²
30% ALLOWANCE:	25.9 m ²
TOTAL:	112.3 m ²
PROPOSED FLOOR AREA:	112.2 m ²



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CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS: The Principal Designer (PD) will issue Pre-construction Information to the Client. During the design process the PD will, as far as reasonably practicable, seek to identify and eliminate significant foreseeable risks likely to arise during the construction or maintenance of the design. Where this is not possible the PD will take reasonable and proportionate steps to reduce these risks. Dutiesholders (including the Client) relying on the document will be notified of those significant risks which could not be eliminated during the design process and which are unusual or complex beyond that which is generally experienced on projects of this nature via the Pre-construction Information and hazard icons shown on plans. Works must be carried out by competent contractors with appropriate training and building works of this nature, working in accordance with all applicable site specific Method Statements and Risk Assessments. Contractors are not relieved of their obligations under any applicable Health, Safety and Welfare regulations. The PD has not been appointed to discharge the duties of the Domestic Client. Client: but will make the Domestic Client aware of their duties.

Hazard warning icon: refer to Pre-construction Information

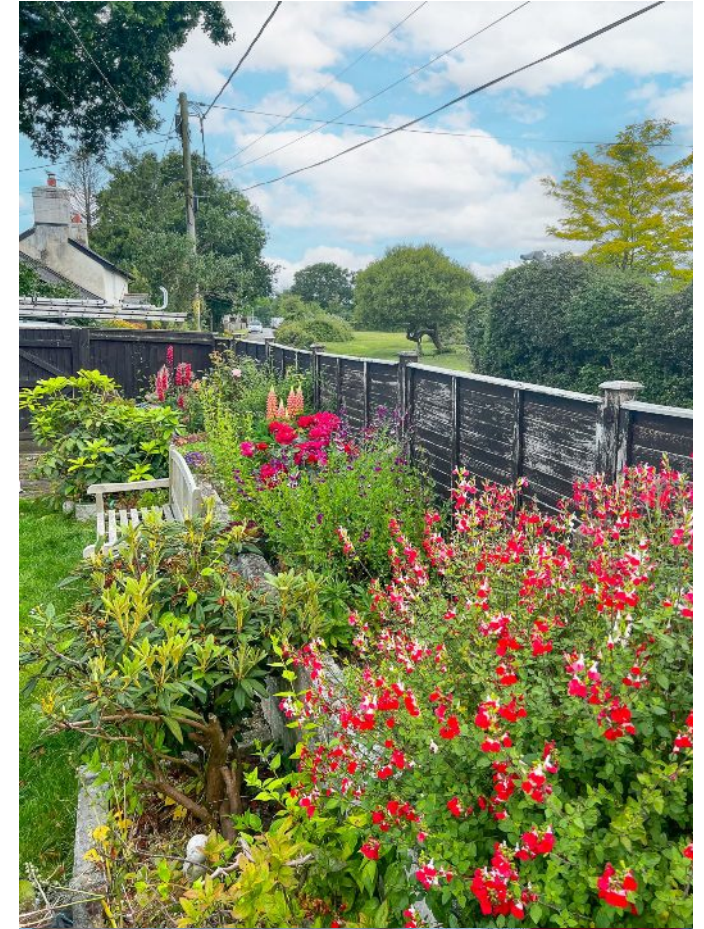
Planning application
REV DESCRIPTION
DATE

SINGLE-STOREY SIDE EXTENSION at:
BLUE SHUTTERS
CHAPEL LANE
SWAY
LYMINGTON
HAMPSHIRE
SO41 6BS

DRAWING TITLE:
PROPOSED FLOOR PLAN, ROOF &
ELEVATIONS

APPLICANT:
MRS & MRS COLE
REF: 2409
SCALES: 1:50 & 1:100 (A1)
DRAWING NO: P1
REVISION: 1

1:50 0m 1m 2m 3m 4m 5m
1:100 0m 2m 5m 10m



Grounds & Gardens

A pretty front gate takes you from the quiet forest lane into the garden to the front door. A private driveway offers off-road parking for three vehicles and there is an additional gate leading from the driveway into the garden.

The south facing, attractive gardens are a key feature of the property and boast well-established flowers, shrubs and trees. Primarily laid to lawn with an area of patio directly outside the family room, the garden is private and peaceful and also benefits from a selection of outbuildings including a garage which is currently being converted to an insulated home office, a Shetland stable and workshop storage.



Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: E Current: 52 Potential: 86

Services: Mains gas, electric and water

Drainage: Cesspit

Heating: Gas central heating

Property Construction: Brick and tile

Flood Risk: Very Low

Superfast broadband with speeds of up to 66 Mbps is available at the property (Ofcom).

Directions

From our office in Brockenhurst proceed towards the village of Sway, turning left just before the Hare and Hounds public house into Pitmore lane. Turn right onto Chapel Lane and then left down a small track. The property can be found on the right hand side, easily identified by the famed blue shutters.

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 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.





The Situation

Blue Shutters is situated on the outskirts of Sway village, out on the open forest in an area between Durnstown and Shirley Holms, the property being situated approximately 2 miles north of the Georgian market town of Lymington renowned for its river, marinas and yacht clubs.

The neighbouring forest villages of Sway (about 1.5 miles west) and Brockenhurst (about 2.5 miles north) both have useful mainline rail connections to London/Waterloo (journey time about 90 minutes). Lymington, Brockenhurst and Sway provide a comprehensive range of shopping, leisure and educational facilities.





For more information or to arrange a viewing please contact us:

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