



**18 Heron Close**

*Sway, SO41 6ET*

**SPENCERS**  
NEW FOREST







# 18 HERON CLOSE

SWAY • NEW FOREST

*A fantastic three-bedroom single storey home located in the centre of Sway tucked down a lovely quiet and peaceful road. Having been beautifully refurbished by the current owners, this home offers stylish living, lovely views and a fantastic plot with home office.*

£745,000



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## The Property

The property is entered via a timber frame covered porch with large glass panel windows creating an ideal boot room entrance with convenient storage.

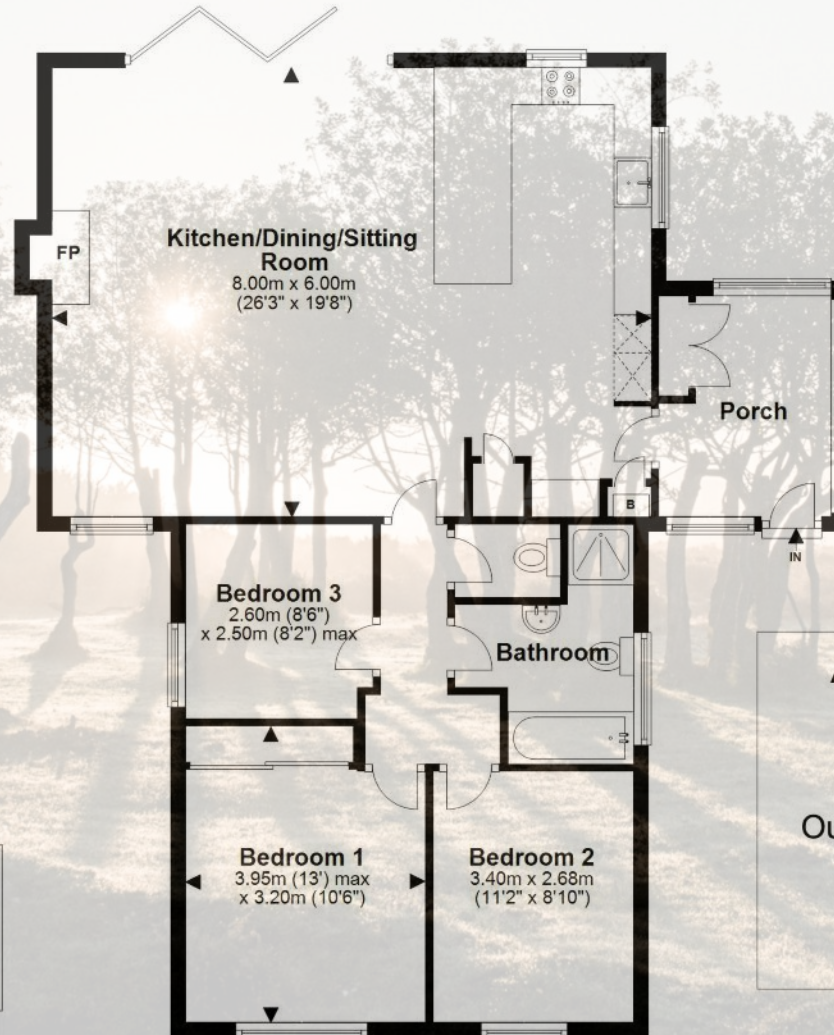
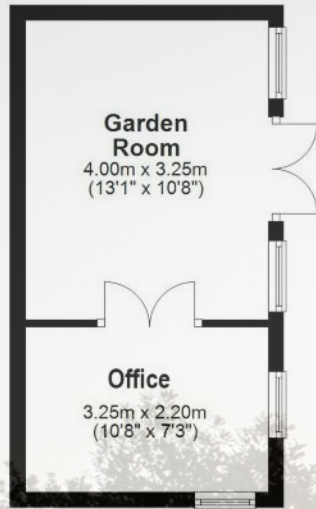
The porch leads you through a second entrance door into the main open living room/kitchen area. As soon as you walk in you are met with floor to ceiling storage units and a modern kitchen with both low level and eye level units. The kitchen itself provides integrated appliances such as microwave, oven, fridge/freezer, induction hob under extractor and dishwasher and offers a lovely breakfast bar area at the end of a quartz worksurface.

The kitchen opens up into the main bright and airy living space which provides a generous sitting area all centred around a lovely inset gas fire log burner and equally provides space for a dining area all laid with karndean flooring throughout and benefiting from bi-fold doors into the lovely garden.

A door from the living room leads to a further hallway where all bedroom accommodation can be found. The principal bedroom is the largest of the bedrooms and offers large inbuilt wardrobe units. Two further bedrooms offer space for double beds and storage and all bedrooms are serviced by a four-piece family bathroom and separate W/C.



# Floor Plan



## Approx Gross Internal Areas

House: 95.5 sqm / 1028.4 sqft

Garage: 13.0 sqm / 140.1 sqft

Outbuildings: 43.3 sqm / 465.6 sqft

## Total Approx Gross Area:

**151.8 sqm / 1634.1 sqft**





## Grounds and Gardens

The property is approached via a tarmac communal driveway leading an area of greenery and off-street parking for five cars. A separate area provides further parking in front of a large gate that allows for further secured parking for large vehicles or boat store. A picket fence sits at the front of the property with a stone pathway leading to the front door.

The garden is mostly laid to lawn with an array of trees, planting and shrubbery flanking its borders' providing privacy and seclusion. A lovely patio area with raised bedding sits from the bi-fold doors providing a lovely al fresco dining area. A stone pathway leads to a useful home office outbuilding which offers two rooms within and has the added benefit of electricity.

## Directions

From the centre of the village of Sway, proceed north along Station Road passing over the railway bridge and taking the first main turning on your left into Heron Close. Continue straight ahead bearing right at the first cul-de-sac and the property can be seen ahead of you and is numbered.





## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 65 Potential: 85

Mains gas, electric, water and drainage.

Superfast broadband with speeds of up to 72 Mbps is available at the property (Ofcom)

## The Situation

The property is situated in a conveniently central location in the heart of the village, being just a few moments walk from the mainline railway station (London Waterloo approx. 90 minutes), general convenience stores, doctors surgery, public house and the highly regarded St Lukes Primary School. The open forest can be accessed towards the end of Brighton road at Setthorns.

The Georgian market town of Lymington, famed for its river, marinas, yacht clubs, boutique shops and coastline, is within an easy 4 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, as well as a popular 18 hole championship golf course.

## Important Notice

Spencers of The New Forest 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 for 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.





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

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