



**Marnsway**

*Pitmore Lane, Sway, SO41 6BW*



**SPENCERS**









# MARNSWAY

PITMORE LANE • SWAY

*An excellent three bedroom detached residence enjoying a fantastic position directly opposite the open forest set within close proximity of the village of Sway. The property has been extended considerably by the current owners to produce a wonderful family home with free-flowing bright open spaces and a garden of note with southerly aspects.*

*Further benefits include a double carport and off street parking.*

£1,200,000





## The Property

This superb residence has been a much loved home, having been in the same ownership for over 50 years, built circa 1957 and extended in 1981 and 2008.

The property offers an intelligent configuration of well-proportioned living and bedroom accommodation, with the principal rooms being cleverly orientated to enjoy the magnificent views over the delightful rear gardens.

To the ground floor, an open oak entrance porch leads into a welcoming entrance hallway with ample storage cupboards.

The entrance hall links to all the living spaces which include a superb triple aspect kitchen with a range of wall and base units surmounted by granite work surfaces and inset double Belfast style sink, integrated fridge, dishwasher and microwave. Rangemaster oven with extractor hood above, wood flooring and door to the front with a covered walkway leading to the utility room with plumbing for washing machine, space for a fridge freezer range of wall and base units and inset sink.

The kitchen opens onto the vaulted dining area with large picture windows overlooking the garden and a door leading out to the wraparound sun terrace ideal for outdoor dining and entertaining.

Set off to the side of the dining area, double doors lead through to the sitting room with two distinct areas one with bi-fold doors to the terrace and a stair up to the family snug with an exposed brick chimney breast and inset log burner.

The sitting room opens through into the split level dining room which has bifold doors to the rear and has previously been used as a fourth bedroom but currently used as an office as well.

The principal bedroom with dual aspects with double built in wardrobes flanking a dressing table and opening into a former single bedroom to create a dressing room with built in wardrobes.



# Pitmore Lane, Sway, Lymington, SO41

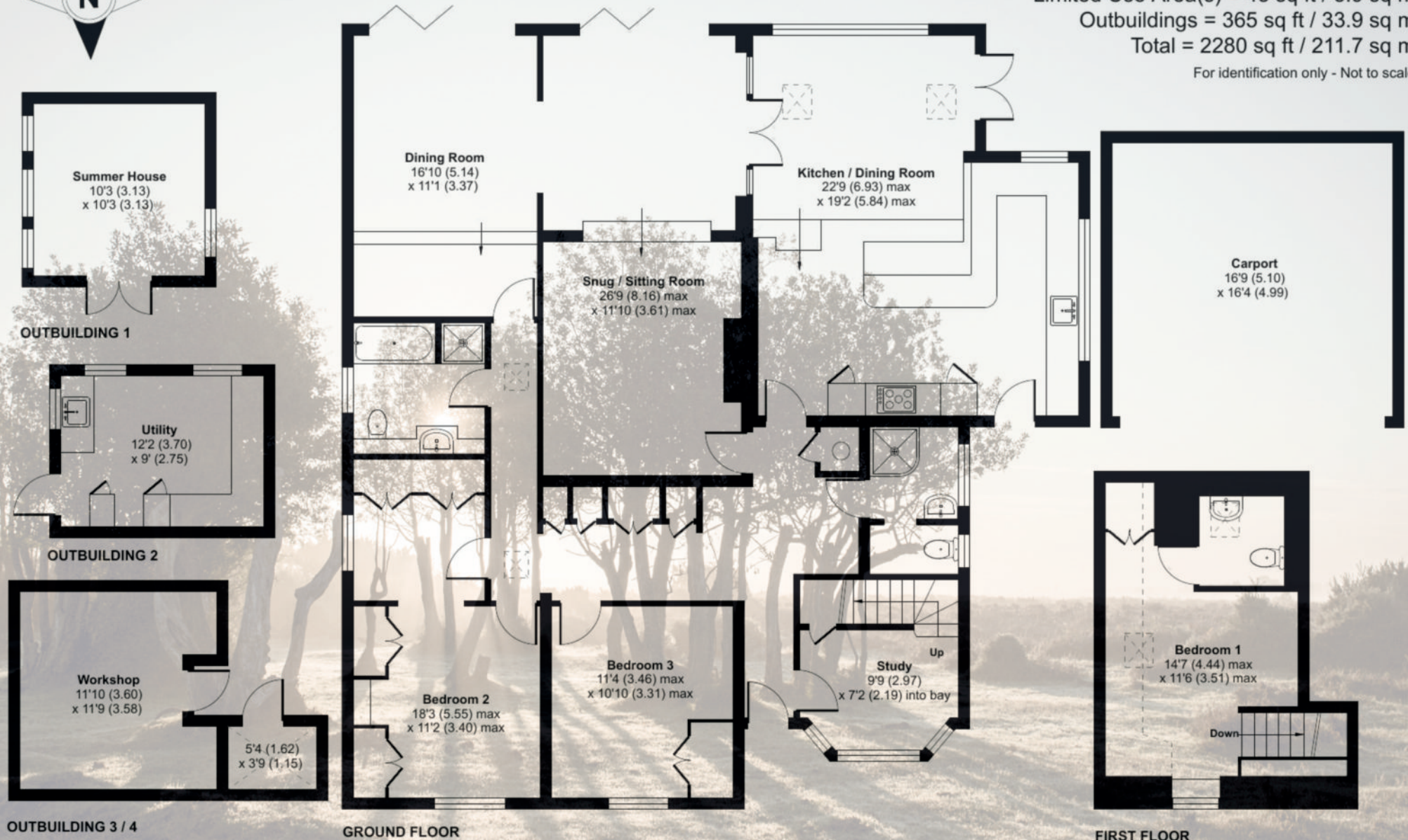
Approximate Area = 1872 sq ft / 173.9 sq m (excludes carport)

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Outbuildings = 365 sq ft / 33.9 sq m

Total = 2280 sq ft / 211.7 sq m

For identification only - Not to scale







## The Property Continued...

Bedroom two has views over the front and a built-in wardrobe. A family shower room offers a shower cubical, wash hand basin and w.c. Family bathroom with panel bath, separate shower cubical, inset wash hand basin with storage cupboard below, w.c. chrome ladder style radiator.

Bedroom three is accessed off the hallway and is split level with a study area downstairs with bay window to the front and under stairs cupboard. Stairs rise to the first floor to a dual aspect bedroom area and en-suite with wash hand basin and w.c.

## Grounds & Gardens

To the front a five bar gate opens onto a driveway providing off road parking for several vehicles and access to the open double oak car barn and protected by mature hedging.

From the front a path leads to the side access through the kitchen/utility room covered area and onto the side terrace area.

Adjoining and extending across the rear of the property is a raised paved sun terrace boasting numerous varieties of plants and shrubs.

The rear garden is a haven of peace and tranquillity and is protected by mature surrounding hedges. The garden is mainly laid to lawn with planted beds and vegetable plots. The summer house sits on a raised decked area and is positioned to enjoy the last of the sunshine. To the rear of the garden and through and behind the hedge there is the garden utility area with two timber sheds and a large wooden work shop. There is lighting and electrical points within the garden.

## 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. Continue to follow the road past Chapel lane on the right, take the second forest track on the right hand side and the house can be seen directly in front and is named on the gate.







## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 65 Potential: 81

Services: Mains gas, electric and water.

Private Drainage: Septic Tank

Heating: Gas Central Heating

Property Construction: Standard Construction

Flood Risk: Very Low

Broadband: FfTC - Fibre-optic cable to the cabinet, then to the property.

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, buyers to check with their provider for further clarity.

## Situation

Marnsway 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.

## 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 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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