



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Invicta, Manchester Road

Sway • LYMINGTON • SO41 6AP



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An immaculately presented 1930's detached house, having been extended to provide spacious accommodation with four bedrooms, the master with vaulted ceiling and en-suite bathroom, a superb open plan kitchen/dining room/lounge with bi-folding doors leading out to the large south west facing garden and this delightful property is conveniently situated within easy walk of open forest, the train station and the village centre.



4



2



£840,000

Key Features

- Beautifully presented accommodation throughout
- Cosy snug with woodburner
- Four first floor bedrooms, the master with vaulted ceiling and en-suite bathroom
- Large south westerly rear garden with large terrace area and remainder laid to lawn & shed with power
- EPC Rating:C & Council Tax Band:F
- Open plan kitchen/dining/sitting room with bi-folding doors opening out to the terrace
- First floor shower room and ground floor cloakroom
- Driveway parking for several vehicles
- Located within easy walking distance of the village centre, train station and open forest

Est.1988



Description

Located within easy walking distance of the village centre, the train station and open forest, this beautifully presented and extended four bedroom detached 1930's house offers spacious, light and airy accommodation and benefits from a large south westerly facing rear garden and driveway parking for multiple vehicles.

Glazed composite front door leading into the good size entrance hall with engineered wood flooring, continuing throughout the split level ground floor. Snug with feature fireplace with inset wood burner, flagstone hearth and box bay window with plantation shutters to the front aspect. The entrance hall continues into the open plan living area with views directly through to the rear garden. This is a lovely light and airy room with windows and skylights allowing lots of natural light to flood in. Cloakroom with WC, wash hand basin and window to the side aspect. Large storage cupboard. Stairs rising to the first floor landing. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with contemporary Dekton stone worktop and inset one and a half bowl single drainer sink unit with mixer tap over. Built-in appliances include two electric eye level ovens, five ring gas hob with ceiling mounted extractor hood over, dishwasher, space for washing machine and tall fridge freezer. Inset ceiling spotlights, two windows to the rear aspect and personal door leading out to the rear garden. Steps down to the sitting room area with window to the side aspect, large roof light and bi-folding doors opening out to and enjoying views over the large south west facing garden.

First floor landing with two Velux roof lights and built-in storage cupboard. Dual aspect master bedroom with vaulted ceiling and large windows fitted with plantation shutters to the rear and side aspect. Built-in wardrobe. Contemporary en-suite bathroom with bath unit with mixer tap, WC with concealed cistern, wall hung wash hand basin with mixer tap and vanity storage cupboard under. Heated towel rail, Velux window and fully tiled with

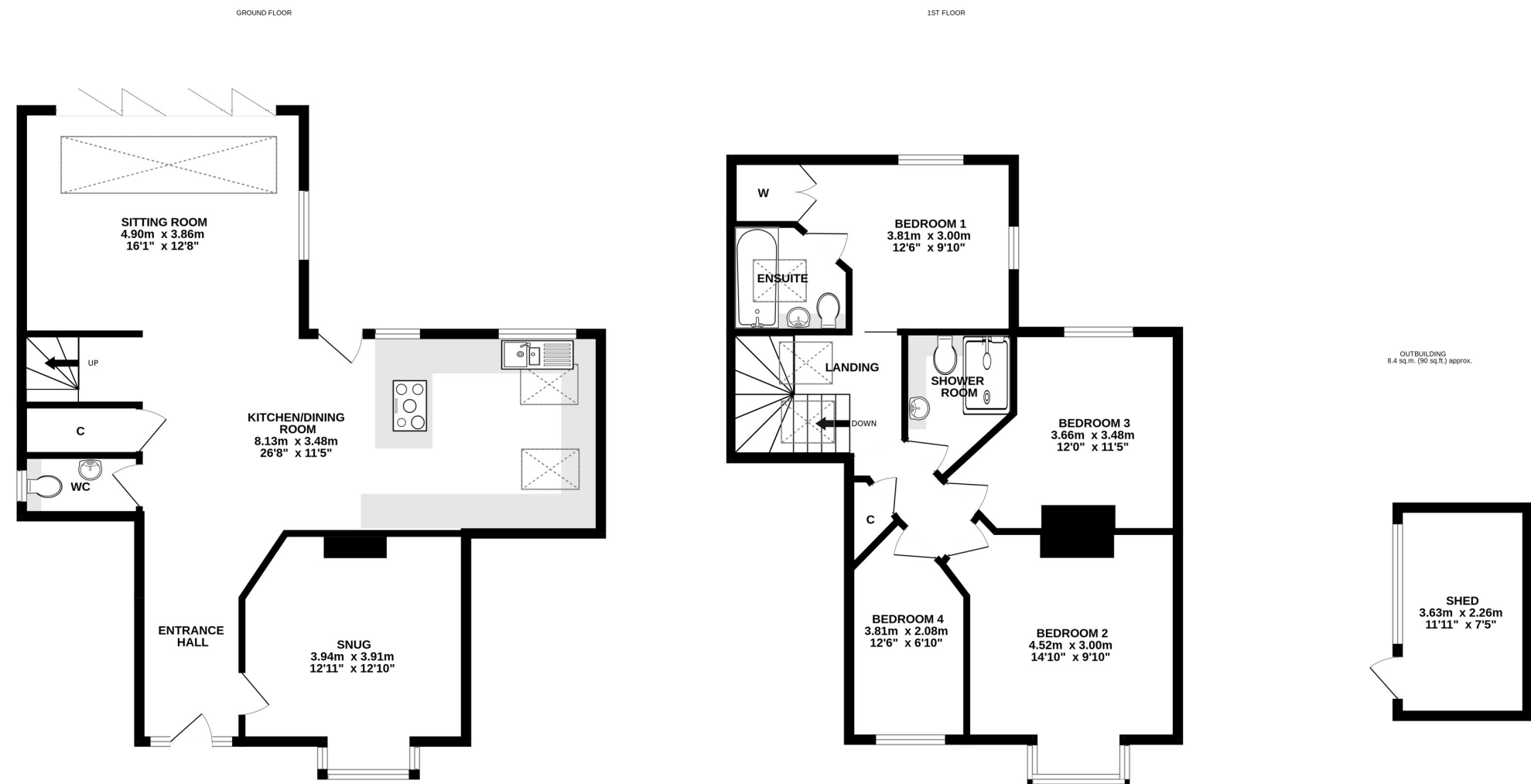
Porcelanosa marble-effect tiles to the walls and floor. Bedroom two with box bay window with plantation shutters to the front aspect. Bedroom three with window with plantation shutters to the rear aspect overlooking the rear garden. Bedroom four with window with plantation shutters to the front aspect. Contemporary shower room with walk-in shower cubicle, WC with concealed cistern, wash hand basin with vanity storage under, heated towel rail, part tiled walls and floor, with Porcelanosa marble-effect tiles.

To the front of the property there is a five bar gate leading onto the gravelled driveway providing parking for several vehicles. A large feature copper beech tree is set centrally in a lawned area with well defined boundaries. There is a log store and an oak framed porch gives access to the front door.

The mature rear garden is a very good size and enjoys a sunny south westerly aspect with hedging, shrubs and trees interspersed. The garden is mainly laid to lawn with a split level large terrace adjacent to the rear of the property with ample room for patio furniture, BBQ etc. There is a garden shed with power and concealed area to the bottom of the garden, suitable for composting.

This delightful property is located within the popular 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.

Floor Plan



TOTAL FLOOR AREA : 151.6 sq.m. (1632 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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