



22 Stanford Rise

Sway, SO41 6DW

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22 STANFORD RISE

SWAY • NEW FOREST

An excellent extended four-bedroom link-detached family residence set in a popular cul-de-sac location on a lovely corner plot, close to the heart of the desirable village of Sway. The property benefits from a ground floor bedroom and shower room and attached garage with off street parking in front.

£580,000



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The Property

A part glazed front door opens into a useful porch with cloak storage and which leads in turn into the sitting room with stairs leading up to the first floor accommodation with space below for a study or storage area.

Offering comfortable space for family living with a central feature fireplace with a front aspect window overlooking the front garden. A door leads into an extended kitchen/dining room to provide a large open planned family room, ideal for entertaining and dining, benefiting from french doors to the back garden.

The kitchen area features a modern range of fitted units, with coordinating work surfaces, sink unit, space for a range cooker, dishwasher and a fridge/freezer. French doors lead from here to the terrace and rear garden and two further windows overlook the rear allowing for ample light.

A dining area is set off the kitchen providing ample space for a table and chairs. A door from here leads into the ground floor double bedroom with a front aspect window, which offers versatile accommodation and could be used equally as a home office or playroom. This room also benefits from access to a partially floored loft complete with loft ladder.

From the kitchen, a further door opens into an inner lobby with door out to the garden and into the attached garage and which also provides access to a ground floor shower room which supports the ground floor double bedroom/office/playroom.

The attached garage also provides under counter space for a washing machine and tumble dryer with storage cupboards and sink unit.

The garage offers option for further conversion subject to planning and depending upon personal requirements.

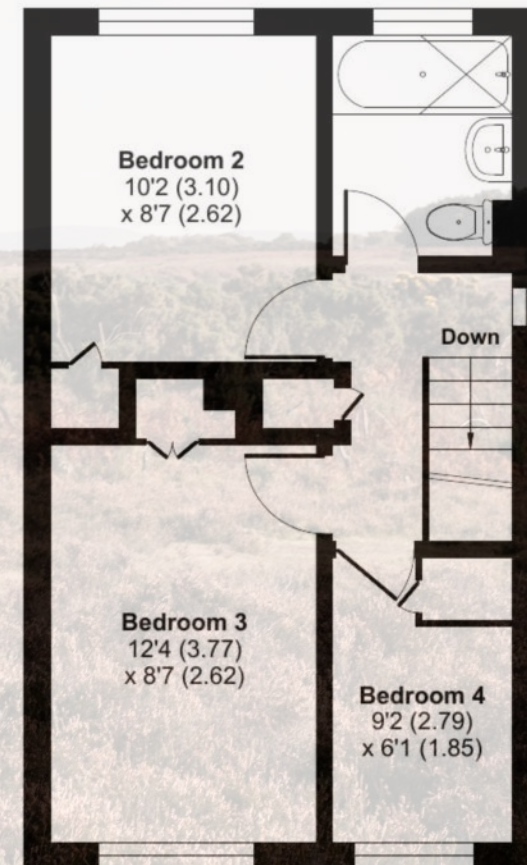
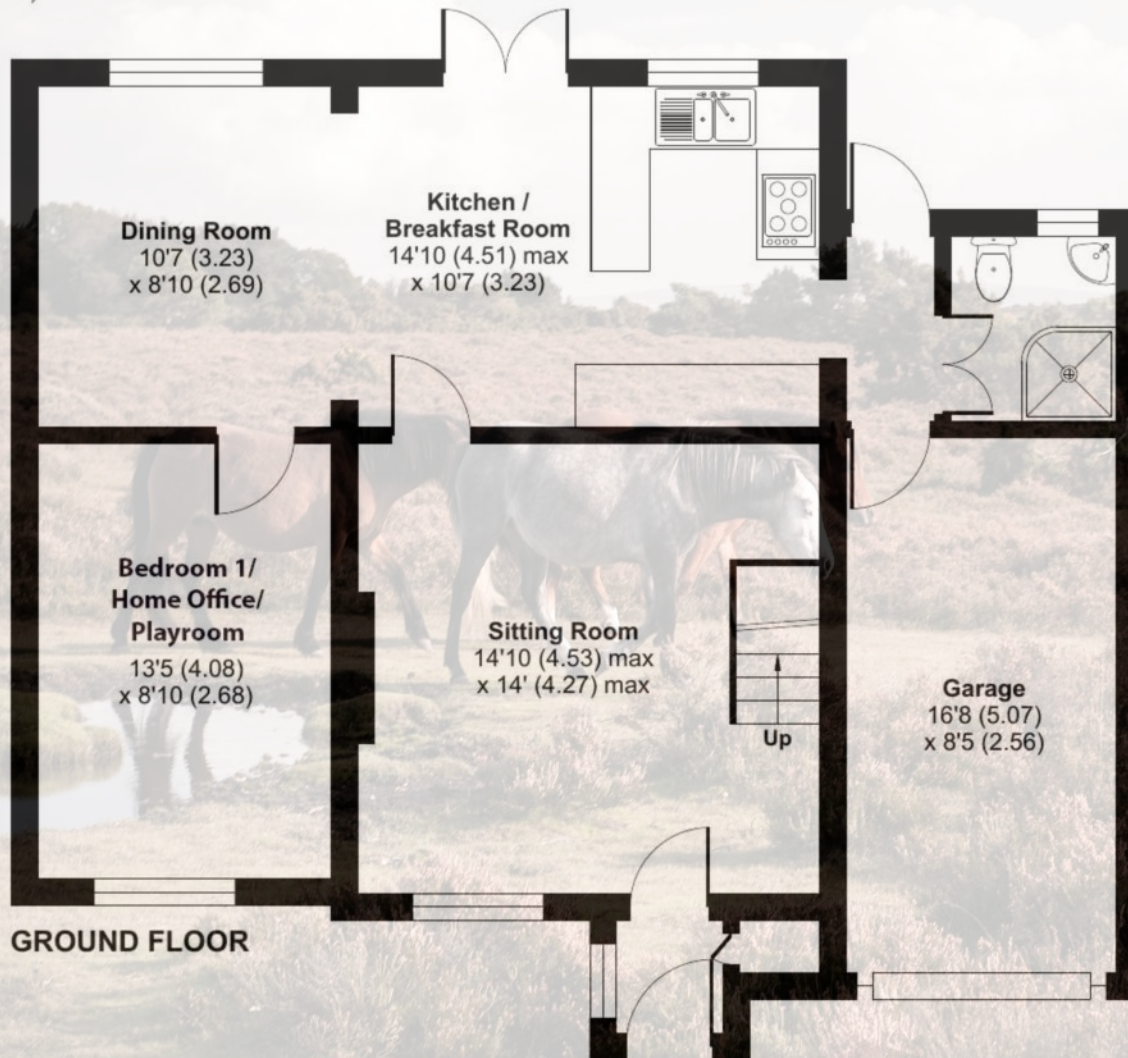
Stanford Rise, Sway, Lymington, SO41

Approximate Area = 1042 sq ft / 96.8 sq m

Garage = 140 sq ft / 13 sq m

Total = 1182 sq ft / 109.8 sq m

For identification only - Not to scale



FIRST FLOOR





The Property Continued...

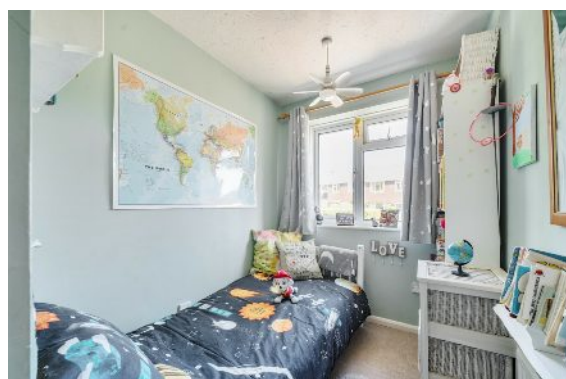
To the first floor there is a large landing area with side window providing access to bedroom accommodation and the family bathroom with airing cupboard which houses the hot water tank and shelves along with an immersion heater and window to the side. There is also access to a partially floored loft space with loft ladder from the landing.

Two good sized double bedrooms feature built-in wardrobes and large windows with elevated aspects and a further single bedroom is set to the front with a good sized built in wardrobe which would be ideal for storage. The bedrooms are complemented by a family bathroom with tiled walls and a modern suite comprising a panelled bath with power shower attachments over, a wash basin and WC.

Grounds and Gardens

To the front of the property, a driveway leads up to the front entrance and attached single garage. Hard standing provides off street parking. The front garden is planted with a selection of shrubs and hedging with a lawn wrapping round to the side.

The enclosed and private rear garden extends across the rear of the property and offers a paved terrace for outside dining with the remainder of the garden predominantly laid to lawn with raised planted beds and a mixture of hedging and fence panel borders.



Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Follow the road to the end and turn right onto the B3055. Continue for approximately two miles along this road before taking the first turning right into Manchester Road. Proceed to follow Manchester Road passing under the railway bridge and take the first turning on the left into Middle Road. Stanford Rise can then be found towards the end of the road on the right hand side.



Situation

The property is situated in a highly desirable cul-de-sac, within easy reach of local amenities and the open forest. The village offers a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes) together with a range of shops, a thriving community, well regarded primary school, church, doctor's surgery and the Jubilee fields offering fantastic recreation facilities including tennis courts, a football pitch and a cricket ground all set around a pavilion clubhouse. The Georgian market town of Lymington, famed for its river, marinas, yacht clubs and coastline, is within a 4 mile drive over the forest. The neighbouring New Forest village of Brockenhurst (4 miles), again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18 hole golf course.

Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: E Current: 50 Potential: 81

Services: Mains gas, electric, water and drainage

Gas central heating

Construction Type: Standard Construction

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyers to check with their provider.

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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk