



3 Moser Grove

Sway, Lymington, SO41 6GA



SPENCERS





3 MOSER GROVE

SWAY • LYMINGTON

Available chain free, this impressive and generously proportioned five bedroom, three bathroom detached modern residence offers exceptionally flexible and well-balanced accommodation arranged over two floors approaching 2000sqft. Ideally positioned within close proximity of the village centre and the open forest, the property perfectly combines space, comfort and convenience.

£1,000,000



5



3



3





The Property

A sheltered tiled covered porch leads to the double-glazed wooden front door, opening into an impressive entrance hallway that immediately conveys the scale of the home. From here, the principal living spaces lie to the rear. To the left is a well-proportioned formal dining room with a pleasant front aspect, alongside a versatile study/home office with a side window and useful downstairs storage.

Positioned at the rear, the sitting room is a bright and welcoming space with double patio doors and side windows overlooking the beautifully maintained garden, complemented by a feature gas fireplace.

The kitchen / family / dining room is a standout feature, designed as a sociable and light-filled space with tiled flooring throughout. The kitchen is fitted with an extensive range of units beneath granite worktops, a central island with breakfast bar, and a full range of integrated appliances. Dual sinks sit beneath rear-facing windows, while the dining area benefits from Velux roof lights and double patio doors with side panels, creating a seamless indoor-outdoor connection.

A door leads to the well-appointed utility room with space for appliances and access to the side passage. The ground floor also offers a smart cloakroom and an integral double garage with electric doors.

A turned staircase rises to a spacious first-floor landing with a large window providing excellent natural light. The principal bedroom is a generous retreat with a walk-in wardrobe and fully tiled en-suite bathroom. Bedroom two enjoys garden views, built-in wardrobes and an en suite shower room. Bedrooms three and four are good-sized doubles, while bedroom five is a versatile single room ideal as a study or nursery. A tiled family bathroom completes the first-floor accommodation.

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.



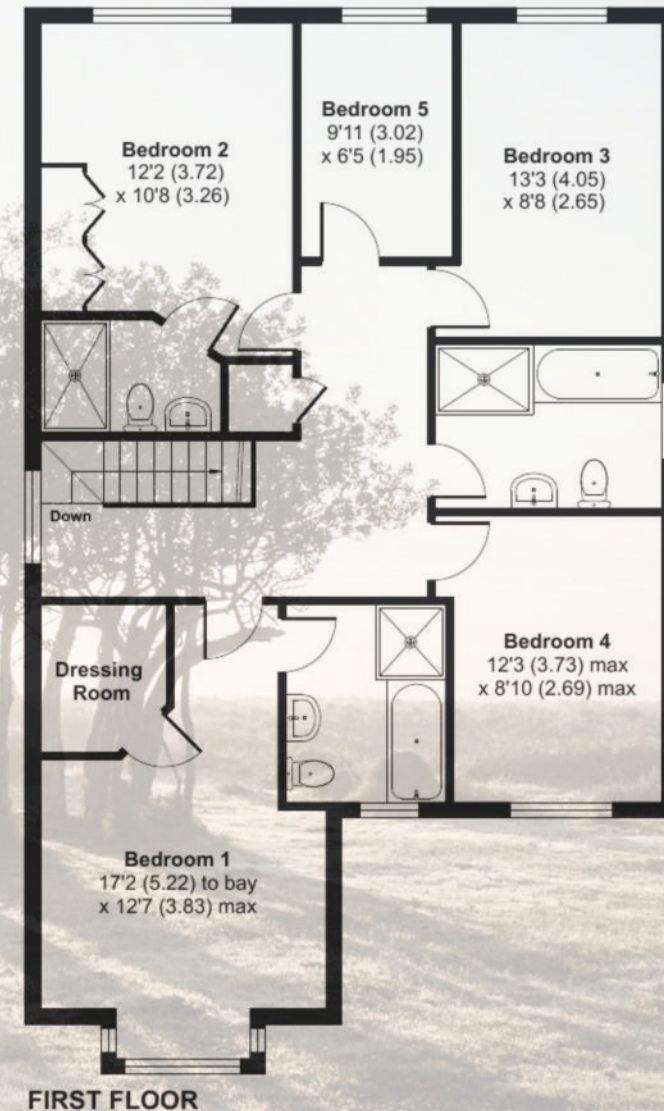
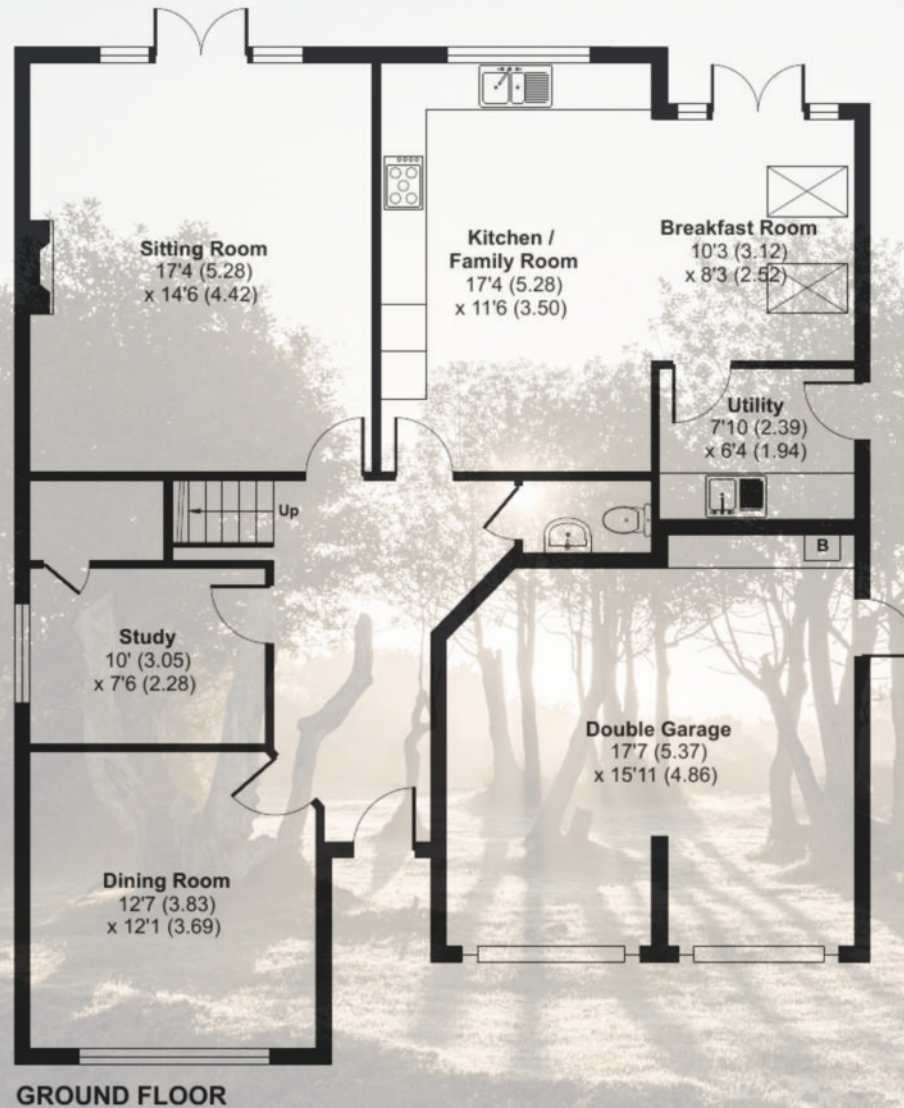
3 Moser Grove, Sway, Lymington, SO41 6GA

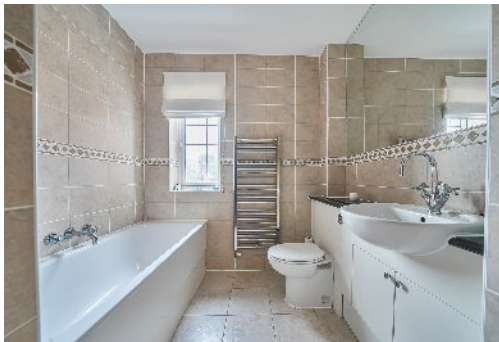
Approximate Area = 1996 sq ft / 185.5 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 2274 sq ft / 211.3 sq m

For identification only - Not to scale





Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 77C Potential: 85B

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: Brick & Tile

Flood Risk: Very low

Parking: Private driveway and garage

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

Superfast broadband speeds up to 1000 Mbps is available at the property (Ofcom).

There are also tv and network points in every room except bathrooms.





Grounds & Gardens

Outside, the private rear garden features a generous paved terrace extending across the back of the property, ideal for outdoor dining and entertaining, with the remainder mainly laid to lawn. Mature shrubs and trees provide attractive borders and a good degree of privacy, while wooden panel fencing encloses the garden. Additional features include an outside water tap and power point, a greenhouse and wooden storage shed positioned to the rear corner. Two side passages run alongside the property, one incorporating a small storage shed and the other providing access to the front.

To the front, a brick-paviour driveway provides off-road parking for two vehicles, complemented by a further area of lawn, raised shrub beds and established hedging offering privacy. The development itself is attractively approached from Brighton Road and finished throughout with brick paviour detailing.

Directions

From our office in Brookley Road turn left and take the first right into Sway Road proceed to the end and over the railway line turning right again at the junction. Pass under the railway line and proceed to the brow of the hill. Take the right on the brow of the hill signposted for Burley and then the first left onto Brighton Road signposted for Sway. Follow Brighton Road towards the village and turn left into Moser Grove, where the property will be found at the end of the small private close.

Situation

The property is situated within easy walking distance of both the open forest and the thriving village of Sway which is on the main line railway from Bournemouth to London Waterloo and has a variety of useful shops and also a Post Office, Doctors' Surgery, excellent primary school and a pleasant hotel and licensed restaurant/pub both providing excellent cuisine.

Property Video Tour



Please scan qr code to watch our video tour





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