



37 Heron Close *Sway, SO41 6ET*

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## 37 HERON CLOSE

SWAY • NEW FOREST

*A lovely and well positioned four-bedroom detached family house situated in a cul-de-sac location with a quiet and secluded garden within walking distance of the village centre. Offering spacious and versatile accommodation and further benefits include off street parking and a large garage.*

*The property is offered to the market with no onward chain.*

£695,000



4



3



2





## The Property

You enter the property via a covered porch entrance through the front door into a welcoming hallway where you are met immediately with a downstairs W/C on the right-hand side. A set of double doors from the hallway lead you into a larger than average bright and airy sitting room with bay window and lovely fireplace with stone hearth.

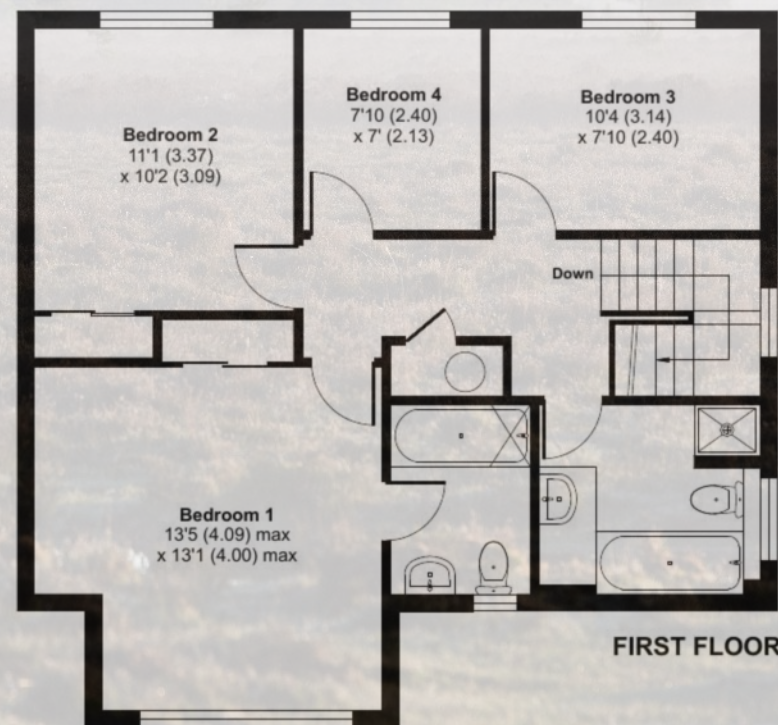
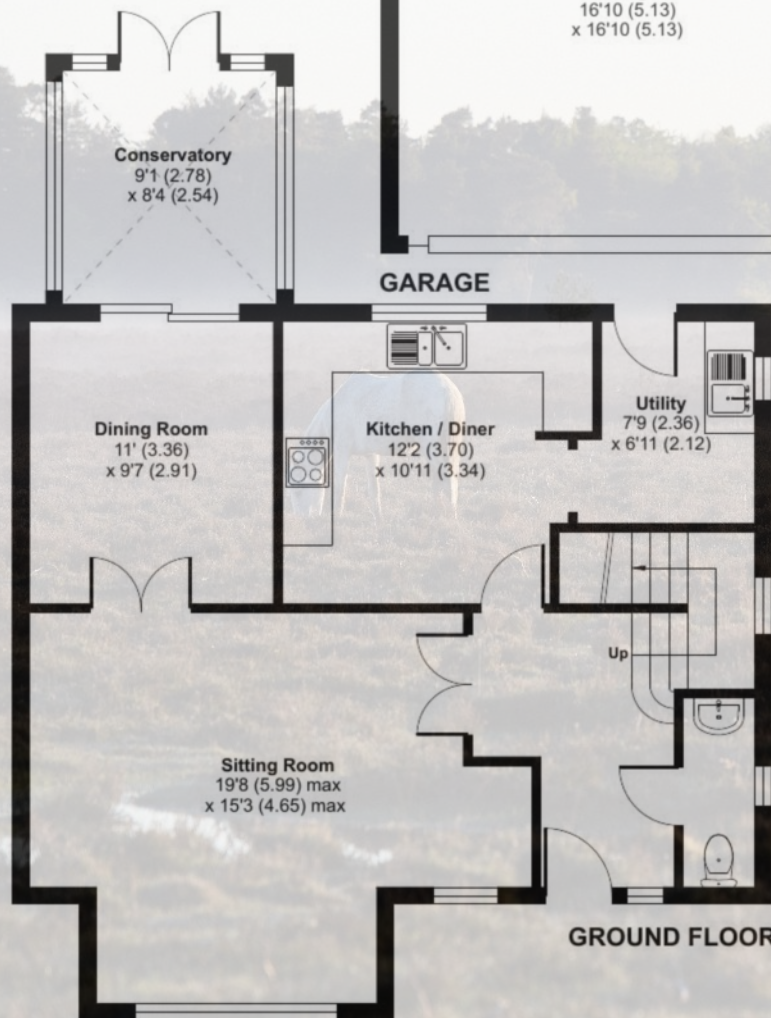
Further doors from the sitting room lead you into the formal dining room which in turn has sliding doors out into a conservatory that offers views over the garden. Back from the hallway, a single door takes you through to a well-proportioned kitchen.

The kitchen offers both base and eye level storage units set on tiled flooring throughout and benefits from rear aspects over the garden. A door from the kitchen leads you to a well configured utility room which equally offers further storage, sink and rear door giving access to the gardens and side entrance allowing this to be the ideal boot room if required.

Carpeted stairs from the hallway lead you to the first-floor landing where you are met with the bedroom accommodation. Three of the bedrooms sit at the rear of the house all offering elevated views over the gardens and are serviced by a four-piece bathroom across the hall.

The large principal bedroom sits at the front of the property and has a large square bay window allowing for an abundance of natural light and has the benefit of an ensuite bathroom.





Approximate Area = 1433 sq ft / 133.1 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 1716 sq ft / 159.4 sq m

For identification only - Not to scale







## Grounds and Gardens

The property is set back within its plot with a delightful front garden with interspersed trees and hedging creating a fantastic element of privacy. A driveway leads you to the front of the large garage and gives you plenty of off-road parking. A path from the driveway leads you to the front of the house and around the gated side entrance to the rear garden and boot room/utility room entrance.

The rear garden is mostly laid to lawn with a patio area that sits immediately off the conservatory and utility room giving a fantastic outside dining area. The mature garden has an array of shrubs, trees and fencing to create a sense of privacy and peacefulness.

## 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 taking a right into the cul-de-sac where the property can be seen ahead of you.

## 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.





## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 57 Potential: 82

Services: Mains gas, electric, water and drainage

Gas Central Heating

Construction Type: Standard Construction

Flood Risk: Very Low

Broadband: ADSL Copper-based phone landline

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

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

## 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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