



*5 Highfield Gardens, Sway, SO41 6BY*

*£400,000*

**Mitchells**  
1963 — TODAY





*5 Highfield Gardens  
Sway  
Lymington  
Hampshire  
SO41 6BY*

A fantastic three bedroom family house situated in a quiet and popular cul de sac within the highly sought after village of sway with excellent amenities including a mainline railway station and only a short walk from the open forest of the New Forest National Park. The property has been thoughtfully extended creating a stunning large kitchen/dining room to the rear with casement doors onto the decking in addition to the good sized sitting room. The property is presented in excellent order throughout and also benefits from a private garden to the rear, off road parking, a garage in nearby block, a modern bathroom and an internal viewing is strongly recommended to fully appreciate the size of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Landing
- Three Bedrooms
- Bathroom
- Off Road Parking
- Garage
- Private Gardens





## The Property

Entrance hall with engineered oak flooring, UPVC double glazed front door and stairs to the first floor.

Lovely sitting room with engineered oak flooring, feature living flame gas fire, open chimney, outlook to the front, under stairs storage cupboard, utility cupboard housing Worcester gas fired boiler and hardwood and glass bifold doors to the kitchen/dining room.

Stunning kitchen/dining room fitted with a range of modern wall and base units with oak worktops and an inset one and a half bowl sink unit with mixer tap over, integrated fridge and separate freezer installed in December 2022, integrated dishwasher installed in December 2021, leisure cuisinemaster range cooker with extractor over, engineered oak flooring, recess ceiling spotlights, casement doors onto the decking and a lovely outlook over the rear garden.

First floor landing with trap to the roof space which is part boarded and airing cupboard.

Three bedrooms, two with built in wardrobes.

Fully tiled modern bathroom, which was renovated in 2020, fitted with a white suite comprising a tiled panel bath with Mire electric shower installed 2024 over and folding shower screen, wash basin with storage beneath, WC, attractive timber effect flooring, chrome ladder style heated towel rail and extractor fan.

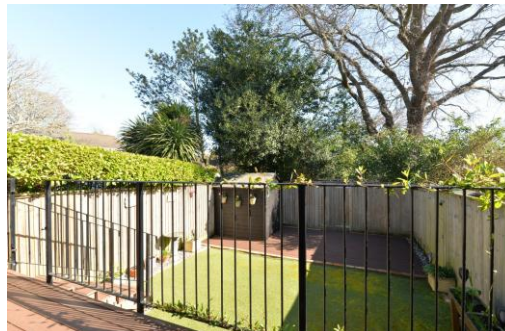




## *Gardens & Grounds*

The front garden is laid mainly to shingle providing parking for two cars and a paved pathway leading to the front door.

The lovely private rear garden has an area of composite decking which was installed in 2021 adjoining the property, steps down to an artificial lawn and further decking area, timber garden shed with power and light, timber gate providing rear access and a lovely wooded backdrop.

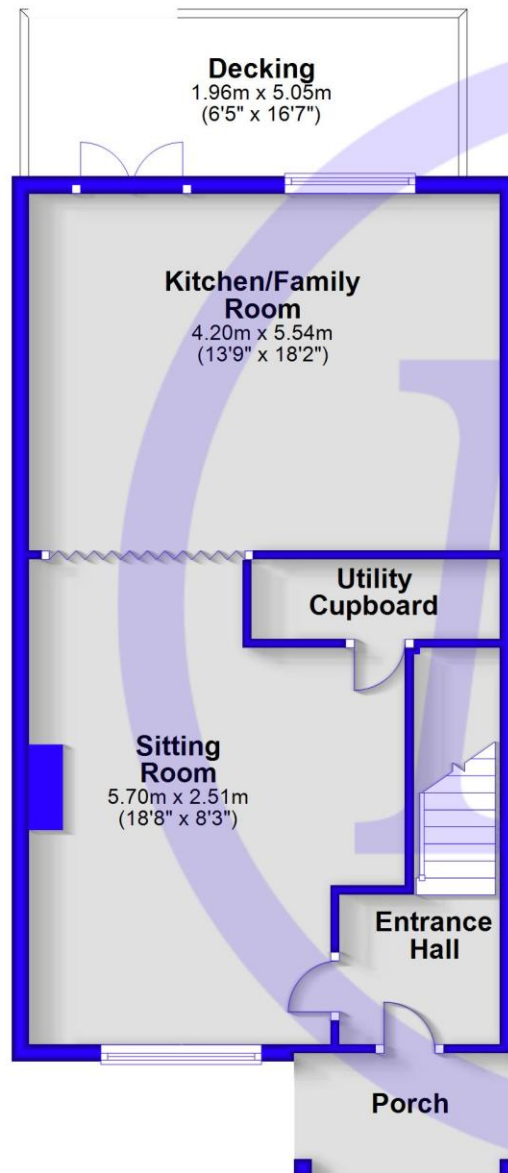


## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating C

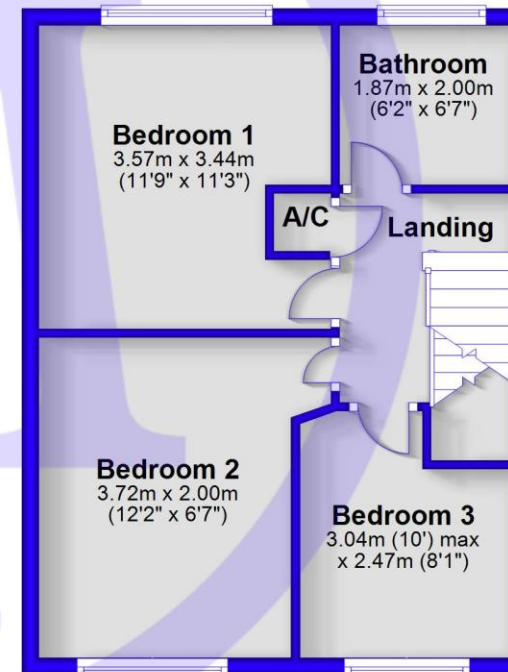
## Ground Floor

Approx. 58.8 sq. metres (632.4 sq. feet)



## First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 99.8 sq. metres (1074.3 sq. feet)

\*Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



## Situation

Sway is a small and vibrant village situated on the fringe of the stunning New Forest National Park with its 92,000 acres of beautiful countryside. It has excellent facilities for a village including a medical centre, two country pubs, an award winning butchers, a mainline railway station, a large sports ground and a popular Primary school rated 'outstanding' by Ofsted. The Georgian town of Lymington with its historic town quay and the beautiful coastline at Milford on Sea are both within easy reach and extensive country walks are on the doorstep.

## Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge. At the roundabout turn right onto Sway Road. After approximately 4 miles, turn left into Station Road. Continue through the village and turn right into Middle Road. Take the second turning left into Highfield Close and the first right into Highfield Gardens where the property will be seen ahead of you.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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