



*Yew Tree, South Sway Lane, Sway, SO41 6DL*

£900,000

**Mitchells**  
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*Yew Tree*  
*South Sway Lane*  
*Sway*  
*Lymington*  
*Hampshire*  
*SO41 6DL*

An individual three/four bedroom detached single storey residence occupying a wonderful rural position adjoining the beautiful Avon Water, set in a peaceful rural lane. Yew Tree sits on a lovely plot of approximately 1.4 acres, comprising both garden and paddock, and has been professionally extended and modernised in recent years. Other features include a Holmsley Sawmill Oak Craft garage block incorporating a double carport and a single garage, a raised decking area taking full advantage of the stunning views, a superb large triple aspect sitting/dining room with a Clearview wood burning stove, an en-suite to the master and guest bedrooms, and solar panels benefiting from the original excellent feed-in tariff. A viewing is highly recommended to fully appreciate the views over the gardens, Avon Water, and beyond.

- Porch & Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- Shower Room & Two En-Suites
- Study/Bedroom Four
- Double Carport & Garage
- Gardens
- Paddock



## The Property

Entrance porch with a hardwood oak front door.

Entrance hall featuring engineered oak flooring and a large storage cupboard.

Impressive and spacious triple aspect sitting/dining room providing an abundance of natural light, with a central feature brick fireplace, timber mantle, brick hearth, and a Clearview wood burning stove. The room offers stunning views over the gardens and UPVC double glazed sliding doors opening onto the large timber decking, which takes full advantage of the wonderful views.

Conservatory constructed of UPVC double glazing with a polycarbonate roof, tiled flooring, and a casement door leading onto the decking.

Kitchen fitted with a range of timber effect wall and base units, a stone effect worktop, and a one and a half bowl sink unit with a mixer tap. Integrated appliances include an electric oven, hob, and extractor. There is space for a tall fridge/freezer and a washing machine, along with tiled flooring, recessed ceiling spotlights, a breakfast bar, and a lovely outlook.

Study/bedroom four with a pleasant outlook over the garden and paddock.

Three double bedrooms, two with en-suite facilities and built-in wardrobes.

Shower room fitted with a white suite comprising a fully tiled shower cubicle with a thermostatically controlled shower, a wash basin, and a WC.





## Gardens & Grounds

The property sits on a fantastic mature plot of approximately 1.4 acres.

A timber five bar gate provides access to a large shingled driveway, offering extensive off road parking with space for a caravan or boat if required.

An impressive Holmsley Sawmill Oak Craft garage block features a double carport and a single garage with twin opening timber doors and a pitched slate roof.

The gardens include an area of gently sloping lawn with mature, well stocked flower, shrub, and conifer borders, enjoying a sunny, secluded south-westerly aspect.

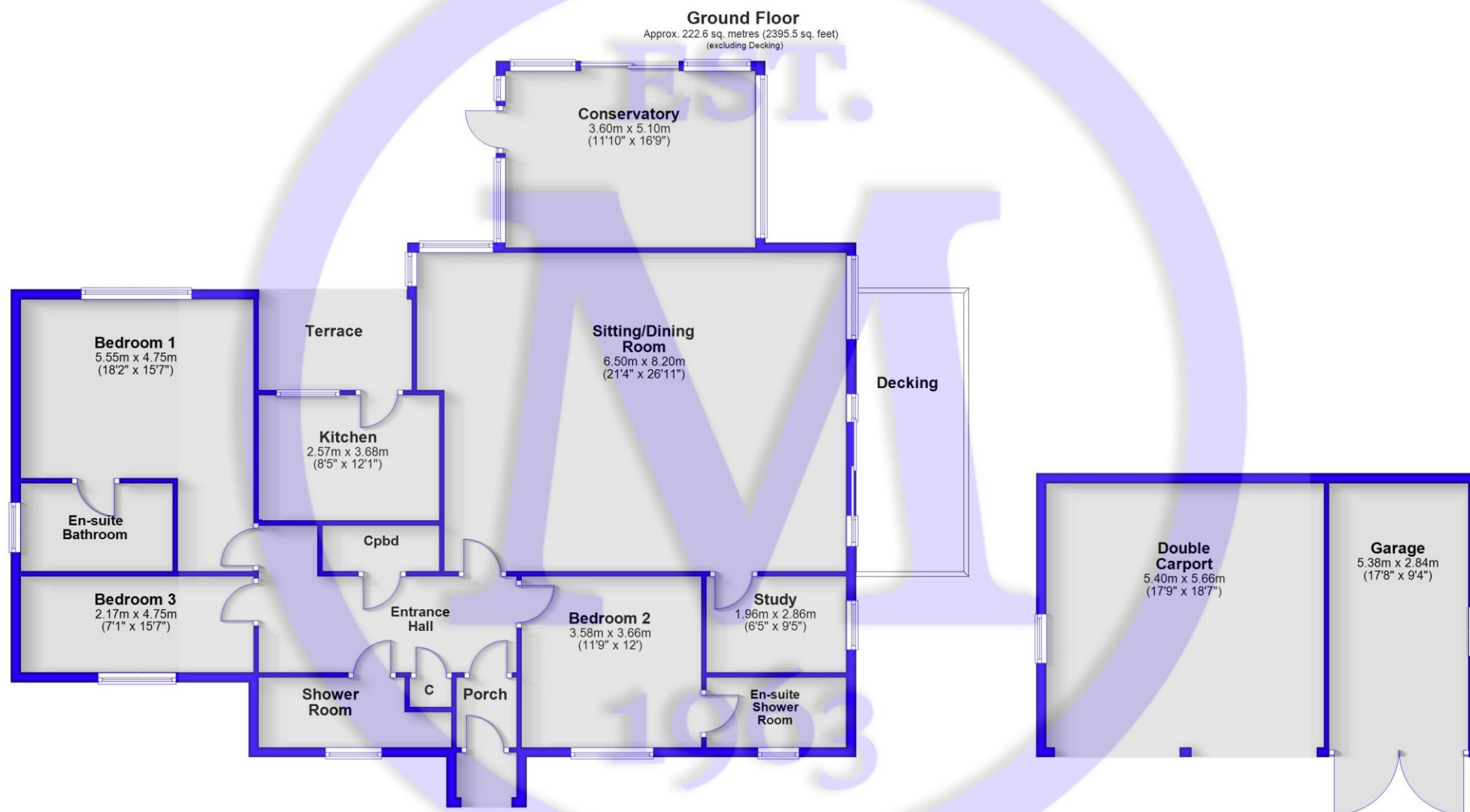
The paddock measures approximately 3/4 of an acre, has separate access off South Sway Lane, and benefits from a timber field shelter.

The Avon Water runs along the western side of the plot, providing a beautiful, tranquil setting.

## Services

- Mains gas, electricity, drainage and water
- Council Tax Band: G
- Energy Performance Rating: C

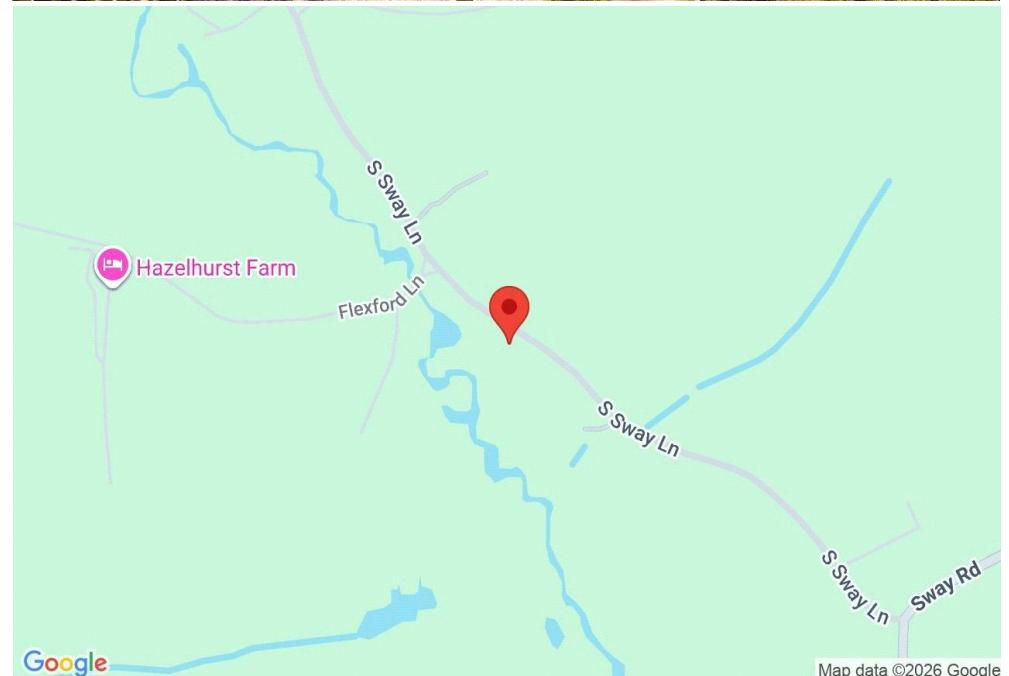




Total area: approx. 222.6 sq. metres (2395.5 sq. feet)

## Situation

Sway is a vibrant village on the edge of the beautiful New Forest National Park, offering 92,000 acres of stunning countryside. It features great local amenities, including a medical centre, two country pubs, an award-winning butcher, a mainline railway station, a large sports ground, and an Ofsted-rated 'Outstanding' primary school. The historic town of Lymington, with its picturesque quay, and the stunning coastline at Milford on Sea are nearby, while extensive country walks are right on the doorstep.





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