



23, Heron Close, Sway, Lymington, SO41 6ET

£695,000

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23 Heron Close
Sway
Lymington
Hampshire
SO41 6ET

A substantial detached and modern family home situated in a rarely available and tucked away position benefitting from superb and far-reaching farmland views to the rear. The property has been in the same ownership from new and offers an excellent opportunity to enjoy this fantastic position in a convenient location within easy reach of the village amenities including the mainline railway station and the highly regarded local school. Other features of the property include four bedrooms, an en-suite shower room to the master bedroom, a converted double garage providing excellent space for a home office, gym, etc., and the property is offered with no forward chain.

- Porch & Entrance Hall
- Sitting Room & Dining Room
- Conservatory
- Kitchen
- Utility Room & Cloakroom
- Home Office/Gym
- Four First Floor Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Off Road Parking & Large Gardens



The Property

Entrance porch with double glazed front door.

Entrance hall with stairs to the first floor.

Lovely sitting room with a feature large bay window providing a private outlook to the front, and a tiled fireplace with an inset living flame gas fire.

Separate dining room with double glazed sliding doors onto the UPVC double glazed conservatory which benefits from superb views over both the garden and the countryside beyond.

Kitchen fitted with a range of timber effect wall and base units with a contrasting dark worktop and an inset sink unit with mixer tap over, integrated double electric oven, electric hob, extractor, fridge, separate freezer and dishwasher, part tiled walls, under cupboard lighting and superb rural views.

Useful separate utility room with a further range of timber effect wall and base units with a contrasting worktop and an inset sink unit with mixer tap over, space for a washing machine and tumble dryer, and a UPVC double glazed door to outside.

Ground floor cloakroom fitted with a white suite.

Converted double garage creating a superb large room suitable for a variety of purposes including a home office, additional bedroom space, etc., and with a trap to the roof space, UPVC double glazed windows and a sliding door to outside.

First floor landing with trap to the roof space and airing cupboard.

Four bedrooms, three of which enjoy stunning far reaching countryside views and with the master bedroom benefitting from built in wardrobes and a fully tiled en-suite shower room fitted with a modern white suite.

Family bathroom fitted with a white suite comprising a tiled panel bath, separate fully tiled shower cubicle, wash basin, WC, tiled flooring and a heated towel rail.





Gardens & Grounds

The property sits on possibly the finest plot on the development and is accessed by a timber five bar gate.

The driveway provides off road parking for at least four vehicles and the remainder of the front garden is laid mainly to lawn with mature hedging.

The rear garden is a particular feature with a good sized area of textured paved patio adjoining the rear of the property with the remainder laid mainly to lawn with well stocked and mature beds and borders, and a private south westerly aspect.



Services

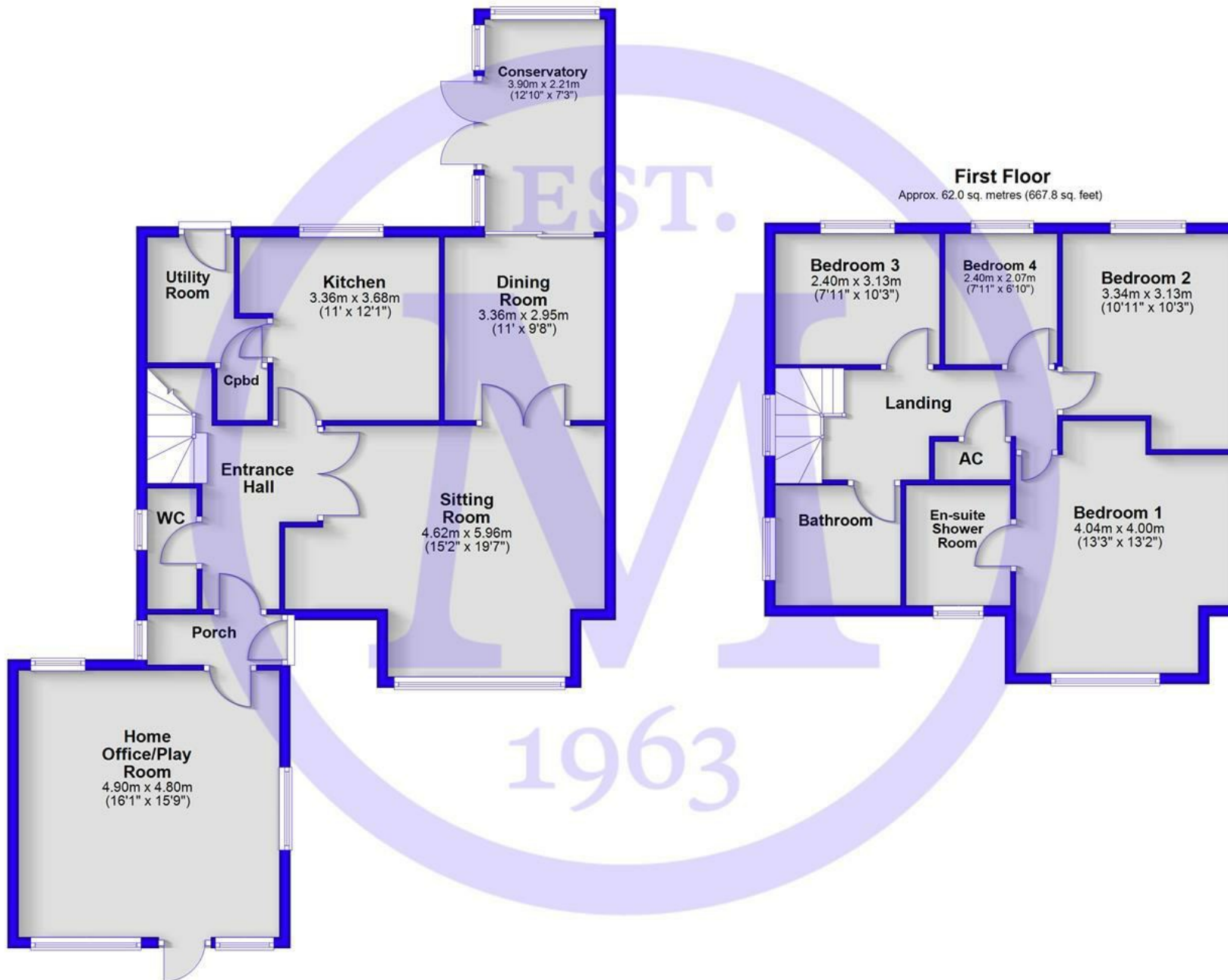
Mains gas, electricity, water and drainage

Council Tax Band: F

Energy Performance Certificate (EPC) Rating: D

Ground Floor

Approx. 96.9 sq. metres (1042.8 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.8 sq. feet)

Total area: approx. 158.9 sq. metres (1710.6 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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