

Hillcrest, Church Lane, Sway, SO41 6AD

£625,000

Mitchells

1963 — TODAY



Hillcrest
Church Lane
Sway
Lymington
Hampshire
SO41 6AD

An exciting opportunity to purchase this extended and refurbished three/four bedroom home situated within walking distance of the New Forest National Park in the popular village of Sway. The property has been finished to a high specification with an impressive open plan kitchen/family room with a Laura Ashley kitchen, a separate sitting room/bedroom four, a separate utility room, a ground floor shower room, three good sized first floor bedrooms, a modern bathroom, off road parking, a garage/store room, and a private, generous rear garden.

- Extended & Refurbished Three Bedroom House
- Impressive Open Plan Kitchen/Family Room
- Sitting Room/Bedroom Four
- Utility Room
- Ground Floor Shower Room
- Bathroom
- Garage/Store Room
- Driveway
- Sunny & Secluded Rear Garden
- Solar Panels With Battery





The Property

Entrance porch with UPVC double glazed windows and door.

Entrance hall with timber effect flooring, stairs to the first floor landing, and a useful understairs cupboard housing the unvented hot water cylinder.

Open plan kitchen/family room with a continuation of the timber effect flooring, a feature fireplace with oak mantel and log burner, recessed ceiling spotlights, a vaulted ceiling with Velux windows in the kitchen/dining area, and large double casement doors opening onto the rear garden.

The kitchen is a Laura Ashley design, with a generous range of shaker style timber wall and base units, a timber worktop, a butler style sink with mixer tap over, a large island with storage and a timber worktop, a contrasting marble effect worktop, a range style cooker with an extractor fan over, and an integrated dishwasher.

Utility room with timber effect flooring, a timber worktop with a stainless steel sink, and space and plumbing for a washing machine and an American style fridge/freezer.

Ground floor shower room with an extractor fan, a wall hung towel rail, a door leading to the storeroom, and a suite comprising a WC, a shower cubicle with glass sliding doors, and a wash hand basin with storage beneath.

Sitting room with a characterful bay window and a feature fireplace. It is currently being used as a ground floor double bedroom.

First floor landing with a UVC double glazed window and a hatch to the loft space.

Bathroom with a UPVC double glazed window, an extractor fan, tiled walls, and tiled flooring, with a suite comprising a WC with hidden cistern, a wash hand basin with storage beneath, a wall hung, mirror fronted medicine cabinet with lighting, and a panel bath with glass shower screen, waterfall shower attachment, and digital shower controls.

Three bedrooms, with bedrooms one and two being generous king sized bedrooms. Bedroom one benefits from a bay window, and bedroom two has a lovely outlook over the rear garden. Bedroom three is currently being used as a dressing room; however, it would make a great home office or single bedroom.

















Gardens & Grounds

To the front of the property is a tarmac driveway, with mature shrubs providing privacy from the road. There is a door to the storeroom/workshop, which houses the central heating boiler, solar panel control unit, and battery.

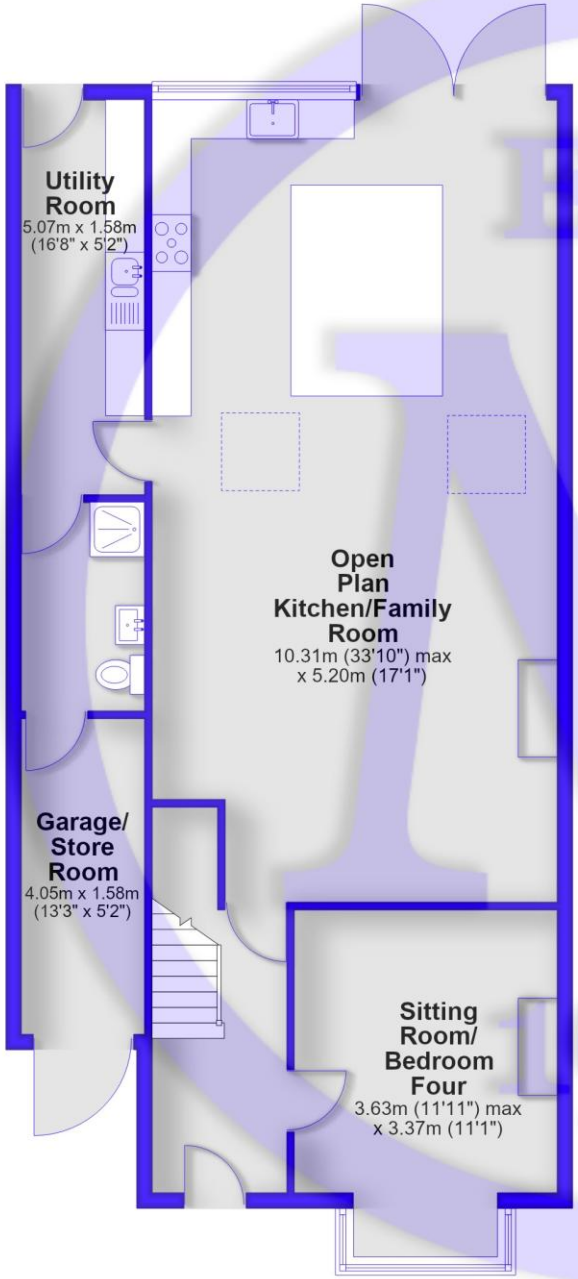
The rear garden is a particular feature of the property and enjoys an excellent degree of privacy, with an area of decking adjoining the rear of the property, a large area of lawn, mature shrubs and flowers, and a garden room situated at the bottom of the garden.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: B

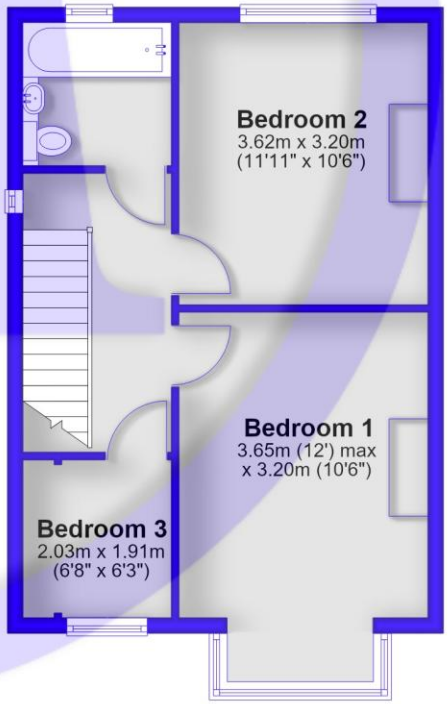
Ground Floor

Approx. 94.0 sq. metres (1012.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 133.2 sq. metres (1433.6 sq. feet)

Situation

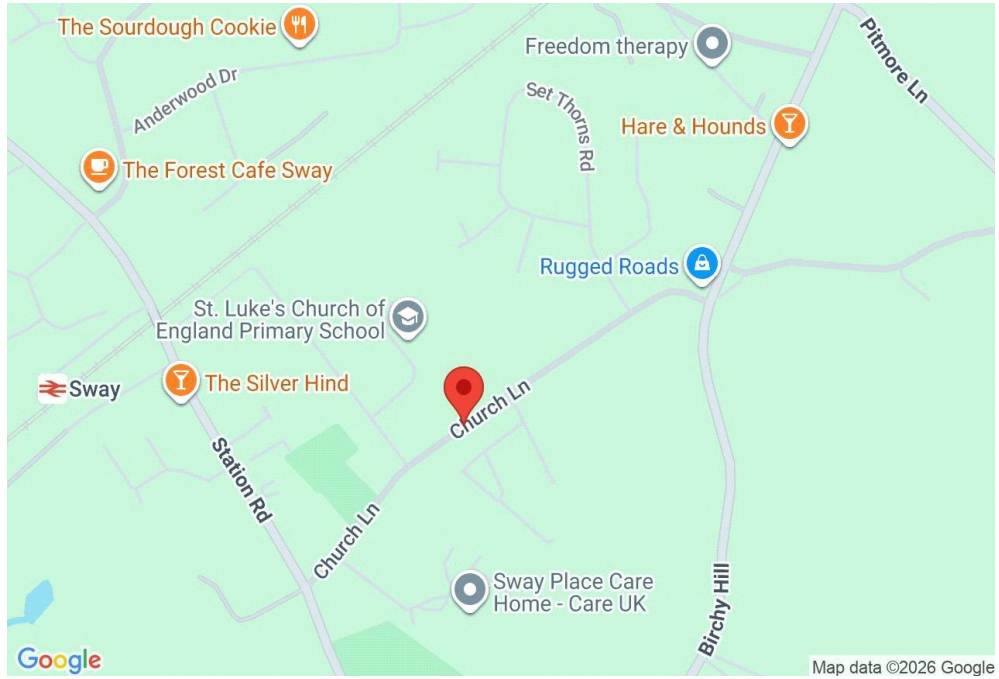
Sway is a well-loved village on the edge of the New Forest National Park, surrounded by miles of open countryside and forest walks.

The village has a great range of everyday amenities, including a medical centre, two traditional pubs, an award-winning butcher, a mainline railway station, a large sports ground and an 'Outstanding' rated primary school.

The historic Georgian town of Lymington, with its picturesque quay and marinas, is just a short drive away, while the beaches at Milford on Sea are also within easy reach.

Offering a strong community feel, excellent local facilities and beautiful surroundings, Sway is a wonderful place to enjoy village life.







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