



HAYWARD FOX



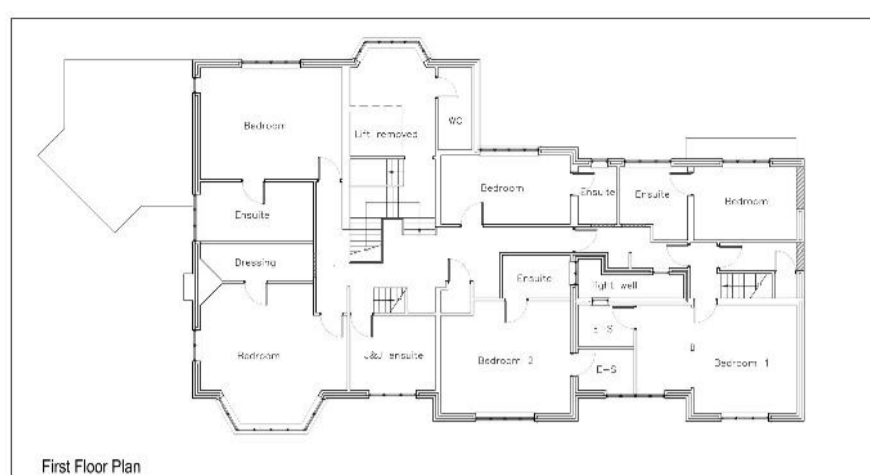
'HOUSE A' COOMBE GRANGE COOMBE LANE SWAY HAMPSHIRE SO41 6BP







Ground Floor Plan



First Floor Plan



Second Floor Plan

For more information on this property or to arrange an accompanied viewing, please contact:

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COOMBE LANE, SWAY  
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## PRICE GUIDE: POA

AN IMPOSING DETACHED, 14 BEDROOM, PERIOD RESIDENCE OF APPROXIMATELY 7000 SQUARE FEET, OFFERING A RARE REFURBISHMENT OPPORTUNITY TO CREATE A BESPOKE HOME OF CONSIDERABLE PROPORTIONS, IN A GENEROUS PLOT OF APPROXIMATELY 0.6 OF AN ACRE IN A TRANQUIL AND SECLUDED SEMI-RURAL LOCATION IN THE NEW FOREST NATIONAL PARK.

ENTRANCE LOBBY, CLOAKROOM, REAR HALLWAY, SITTING ROOM, BEDROOM/STUDY, EN SUITE BATHROOM, DINING ROOM, KITCHEN, INNER HALL, FREEZER ROOM, ANNEXE OVER TWO FLOORS COMPRISING LIVING ROOM, 4 BEDROOMS, 2 EN SUITE BATHROOMS AND FAMILY BATHROOM. FIRST FLOOR LANDING, 6 BEDROOMS, WET ROOM, STUDY, CLOAKS. 3 BEDROOMS & SHOWER ROOM

Appointments must be made via the Vendors Agents **Hayward Fox**

# 'HOUSE A' COOMBE GRANGE COOMBE LANE SWAY HAMPSHIRE SO41 6BP

**DIRECTIONAL NOTE:** From the centre of Sway, proceed in a southerly direction along Station Road and upon reaching the junction with the B3055, proceed straight across into South Sway Lane. Continue along this road for some distance turning left into Coombe Lane. Proceed to the top of the hill bearing sharp left and continue on passing the turning for Pauls Lane. The entrance to Coombe Grange will be found shortly on the right hand side.

**LARGE VERANDAH PORCH:** Wide hardwood door to:

**LARGE ENTRANCE LOBBY:** 17'8" x 10'10" (5.38m x 3.3m) narrowing to 5' (1.52m) Radiator. Recessed shelving. Understairs cupboards. Lift. Part glazed door with matching side panel to rear hall.

**CLOAKROOM:** 8'3" x 3'8" (2.51m x 1.12m) Wash hand basin with cupboard under. Low level w.c. Radiator. Obscure glazed leaded window.

**REAR HALLWAY:** 25'6" x 8'10" (7.77m x 2.69m) Built-in storage cupboard. Radiator. Double doors to rear garden. Wide staircase rising to first floor. Doors to dining room and:

**THROUGH SITTING ROOM:** 32'6" (9.91m) into bay plus shelved recess to front aspect x 15'11" (4.85m) Leaded bay window overlooking the rear garden. Side aspect leaded windows. Small windows to front aspect. Radiators. Door to:

**BEDROOM/STUDY:** 17' x 13'10" (5.18m x 4.22m) main measurements Built-in wardrobe cupboard. Radiators. Large leaded bay window. Door to outside and door to:

**EN SUITE BATHROOM:** With sit-in bath, pedestal wash hand basin and low level w.c. Obscure glazed window.

**DINING ROOM:** 17'4" (5.28m) into bay x 15'10" (4.83m) Radiator. Leaded bay window overlooking the rear garden. Feature corner fireplace. Door to suitable annexe and door to inner hall and:

**KITCHEN:** 15'11" x 13'11" (4.85m x 4.24m) main measurement Freestanding double bowl, double drainer stainless steel sink unit with stainless steel shelves under. Fitted base and wall units. New World oven and hob. Large extractor with stainless steel canopy. Archway to inner hall. Doorway to shelved larder.

**FRONT LOBBY:** Built-in shelving. Door to front of property.

**INNER HALL:** 8'3" x 3'5" (2.51m x 1.04m) Door to:

**FREEZER ROOM:** 8'3" x 7'3" (2.51m x 2.21m) Skylight window. Cupboards to one wall housing the hot water tanks.

**SUITABLE ANNEXE:** Comprising at present:

**LIVING ROOM:** 21'9" x 14'4" (6.63m x 4.37m) narrowing to 6'2" (1.88m) Radiator. Double doors with side windows opening to the rear garden. Door to:

**BEDROOM:** 15'10" (4.83m) into bay x 13'1" (3.99m) Radiator. Leaded bay window overlooking the rear garden. Door to:

**EN SUITE BATHROOM:** Comprising sit-in bath, pedestal wash hand basin and low level w.c.

**FIRST FLOOR SPLIT LEVEL LANDING:** Stairs to the second floor. Door to the lift. Radiator. Built-in storage cupboards.

**BEDROOM:** 16' x 12'5" (4.88m x 3.78m) overall Radiator. Wash hand basin. Built-in wardrobe cupboards. Leaded windows to front and side aspects.

**BEDROOM:** 12'2" x 11'6" (3.71m x 3.51m) maximum Wash hand basin with cupboard under. Radiator. Side aspect leaded window.

**BEDROOM:** 16'5" x 16'4" (5m x 4.98m) into bay Wash hand basin. Radiator. Rear aspect leaded bay window and side aspect leaded window.

**BEDROOM:** 12'7" x 9'5" (3.84m x 2.87m) maximum Pedestal wash hand basin. Radiator. Leaded rear aspect window.

**BEDROOM:** 13'3" x 12'8" (4.04m x 3.86m) overall Built-in wardrobe cupboard. Radiator. Rear aspect leaded window. Door to:

**EN SUITE BATHROOM:** 8'9" x 5'7" (2.67m x 1.7m) Comprising sunken bath, pedestal wash hand basin and low level w.c. Leaded rear aspect window.

**BEDROOM:** 14'5" x 9'2" (4.39m x 2.79m) plus recessed wash hand basin. Radiator. Leaded front aspect window.

**WET ROOM:** 8'10" x 5'5" (2.69m x 1.65m) Tiled floor. Part tiled walls. Built-in shower unit. Pedestal wash hand basin. Low level w.c. Radiator. Obscure glazed leaded window. Door to proposed annexe.

**STUDY:** 8'8" x 6'3" (2.64m x 1.91m) Radiator. Large leaded bay window to front aspect. Door to:

**CLOAKROOM:** 8'4" x 3'8" (2.54m x 1.12m) Comprising corner wash hand basin and low level w.c. Obscure glazed leaded window.

**PROPOSED ANNEXE:** Currently comprising:

**HALLWAY:** Approximately 38' long

**BEDROOM:** 18'9" x 13'7" (5.72m x 4.14m) narrowing to 11' (3.35m) Range of built-in wardrobes. Radiator. Rear aspect leaded windows. Door to:

**BEDROOM:** 12'5" x 8'1" (3.78m x 2.46m) overall Wash hand basin. Radiator. Leaded front aspect window.

**EN SUITE BATHROOM:** Comprising sit-in bath, pedestal wash hand basin and low level w.c. Obscure glazed leaded window.

**BATHROOM:** 8'2" x 5'2" (2.49m x 1.57m) White suite comprising panelled bath, pedestal wash hand basin, and low level w.c. Part tiled walls. Obscure glazed leaded window.

From the landing there are stairs down to the ground floor for the proposed annexe and stairs up to the second floor for the main house:

**SECOND FLOOR LANDING:** Built-in single drainer, stainless steel sink unit.

**BEDROOM:** 13'8" x 7'10" (4.17m x 2.39m) maximum measurements Double radiator. Built-in storage cupboards. Sloping ceilings with double glazed Velux window.

**BEDROOM:** 10'2" x 7'9" (3.1m x 2.36m) maximum measurements Built-in cupboards. Double radiator. Sloping ceilings with double glazed Velux window.

**BEDROOM:** 11'8" x 7'9" (3.56m x 2.36m) Radiator. Sloping ceilings with double glazed Velux window.

**SHOWER ROOM:** Built-in shower tray and shower unit, pedestal wash hand basin and low level w.c. Double radiator. Sloping ceilings with double glazed Velux window.

**OUTSIDE:** Sweeping driveway leads up to the property from Coombe Lane and provides ample parking and turning. The gardens are laid mainly to lawn enclosed by hedging and trees.

**EPC RATING:** To be confirmed.

Ref: BMY0886

## The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.