



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Flexford Lane, Sway | £1,675 Per Calendar Month  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		50	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		45	67
England & Wales		EU Directive 2002/91/EC	

### Thinking of Selling?

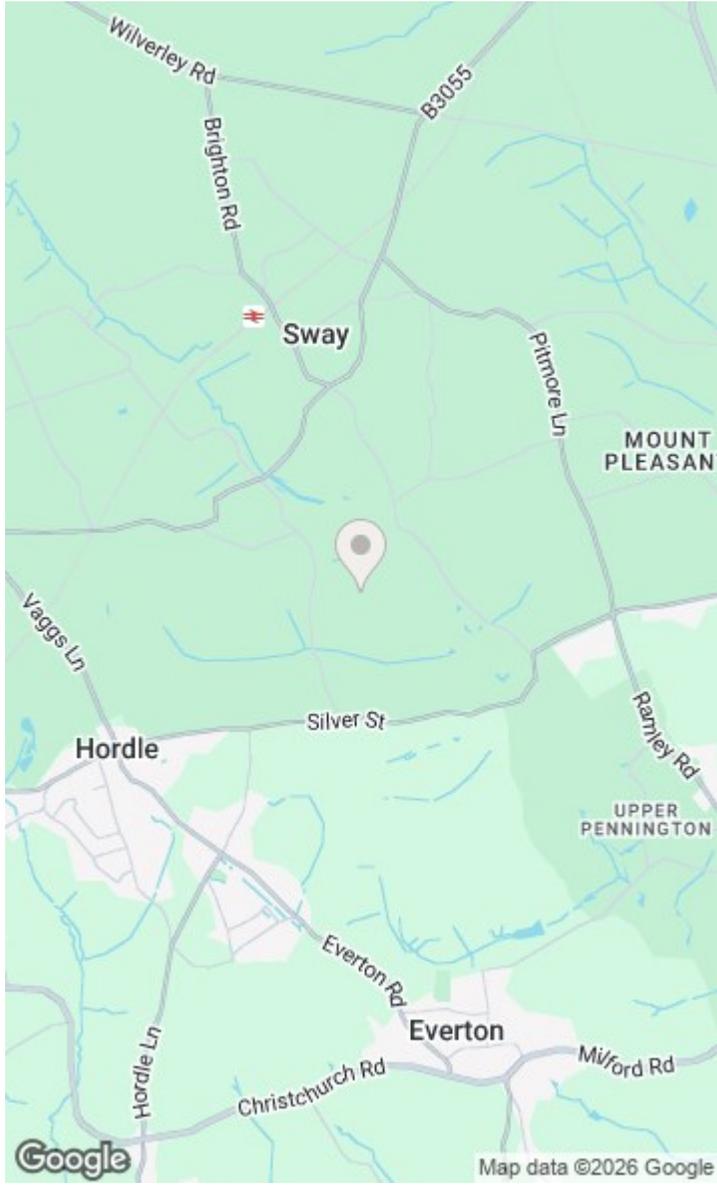
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Orchard Cottage is a one double bedroom 881 sq ft floor cottage set over two floors. The property also has a large dressing room/home office area adjacent to the bedroom. The kitchen area consists of a solid wood work-top, shaker style kitchen units, ceramic butler style sink, dishwasher, electric oven & hob. and space for a washing machine. The kitchen offers dining space for four people. The lounge is a good size and benefits from a wood burner. The double bedroom is tastefully decorated and the bathroom consists of wc, modern basin & bath with shower.**

**The property benefits from a fully integrated touch screen control panel which controls heating, cooling & lighting. The outside space includes a large lawn area and decked area perfect for entertaining in the private garden.**

**Orchard Cottage is situated in a quiet rural location in the grounds of Hazelhurst farm which is approximately a 10 minute drive from Sway to the north and 15 minutes to the east for Lymington town centre. The property is offered on a 12 month tenancy available from March 2026.**





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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