



Rosebery, Durnstown, Sway, Lymington, SO41 6AL

£699,950

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Rosebery
Durnstown
Sway
Lymington
Hampshire
SO41 6AL

A beautiful and individual detached thatched cottage, blending the charm and character of the original cob building with the practicality and space of a sympathetic modern rear extension. Rosebery offers three bedrooms, two bath/shower rooms, and two reception rooms, including a lovely sitting room with exposed timber beams, a large conservatory, and private, well planned gardens. The property is ideally situated in the sought after village of Sway, with the open forest of the New Forest National Park and excellent village amenities, including the mainline railway station, all within walking distance.

- Porch
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Shower Room & Bathroom
- Three Bedrooms
- Off Road Parking & Garage
- Private Gardens
- Chain Free



The Property

Entrance porch with a hardwood stable door.

Beautiful sitting room featuring exposed timber beams, timber effect flooring, an inglenook style fireplace, and a gas woodburner effect stove.

Separate dining room benefiting from a double aspect, timber effect flooring, and a bifold door leading to the large conservatory.

Conservatory with low level cavity brick walls, UPVC double glazed windows, a pitched glass roof, casement doors opening onto the patio, and a lovely private outlook over the rear garden.

Kitchen fitted with a range of modern wall and base units with soft closing drawers and doors, a contrasting quartz worktop, an inset one and a half bowl sink unit with mixer tap, and a waste disposal unit. Integrated appliances include an electric oven, a combination oven, a four burner gas hob, a wine fridge, a dishwasher, and a washing machine. There is a wall mounted gas fired boiler concealed in a cupboard, tiled flooring, an understairs storage cupboard, underfloor heating, recessed ceiling spotlights, a part glazed door to the outside, and space for an American style larder fridge.

A split staircase leads to the first floor.

Three bedrooms, with the master bedroom benefiting from an excellent range of built-in furniture.

Bathroom fitted with a modern white suite comprising a panel bath with a mixer tap and shower attachment, a wash basin, a WC, underfloor heating, wall tiling, and tiled flooring.





Gardens & Grounds

The front garden is laid mainly to shingle, providing off road parking for two or three vehicles. The property is well screened from the road by mature copper beech hedging, and twin timber gates provide access.

There is a detached garage with twin opening timber doors, power, and lighting.

The cottage sits on a larger than expected plot, with a good sized area of Indian sandstone patio adjoining the property. A mature holly hedge divides a second area of garden laid mainly to lawn, featuring a timber garden shed and mature borders. There is also a separate area of shingled garden with a raised outside dining area, and a heated and insulated aviary.

Services

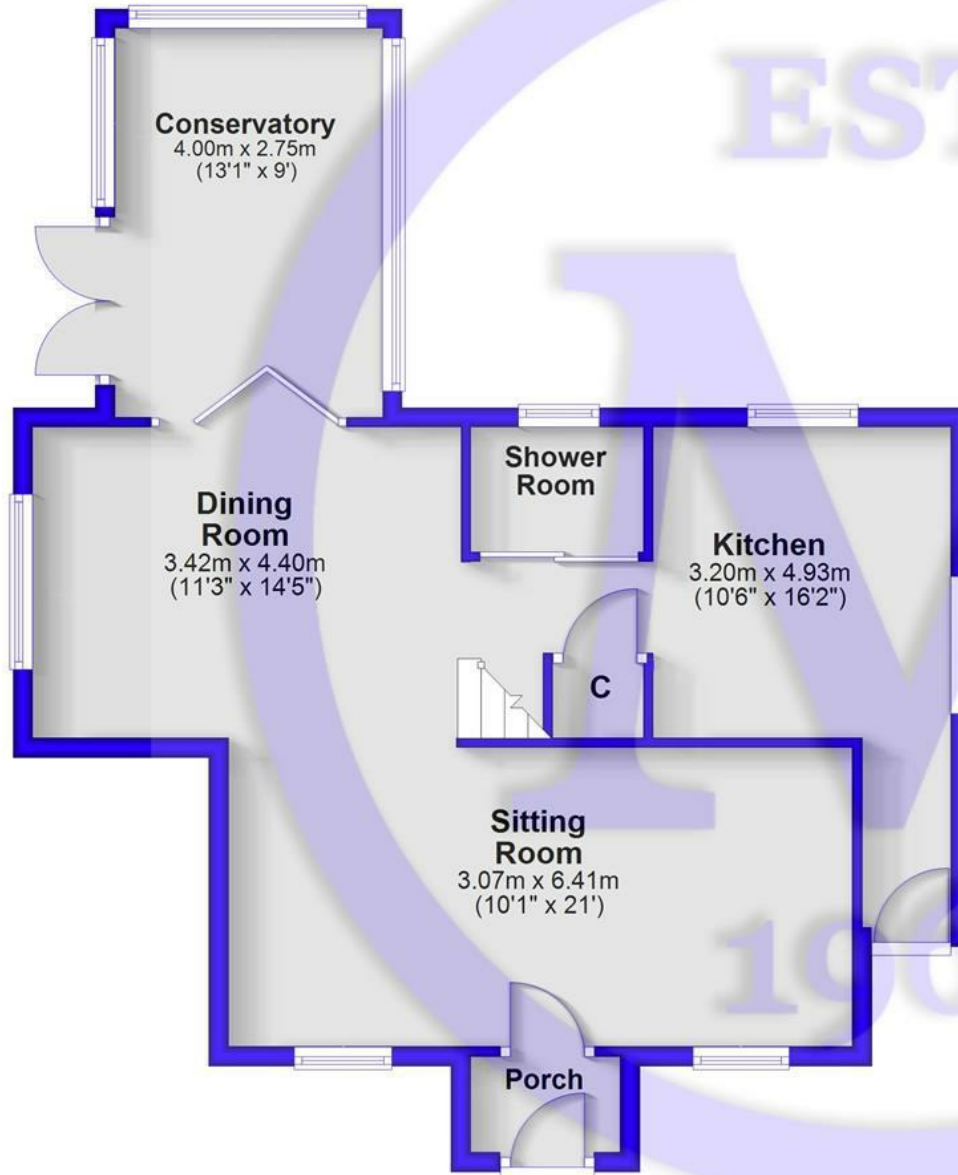
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating:

Ground Floor

Approx. 66.3 sq. metres (714.0 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 110.3 sq. metres (1187.3 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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