



*Furst House, Manchester Road, Sway, Lymington, SO41 6AS*

*£800,000*

**Mitchells**  
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*Furst House Manchester  
Road  
Sway  
Lymington  
Hampshire  
SO41 6AS*

A beautifully presented and spacious four/five bedroom detached family home, situated in the popular village of Sway and within walking distance of the local shops, the mainline railway station and the open forest of the New Forest National Park. The property features a generous sitting room with a feature fireplace, an impressive open plan kitchen/dining room with bi-fold doors opening onto a south-west facing rear garden, a ground floor study/bedroom five, a ground floor shower room, a utility room, four first floor bedrooms, including the master bedroom with an en-suite shower room, a family bathroom, private gardens, and off road parking. The property has been finished to a high standard throughout, with potential for further improvements.

- Spacious Four/Five Bedroom Family Home
- Impressive Open Plan Kitchen/Dining Room
- Separate Sitting Room
- Ground Floor Shower Room
- Utility Room
- Versatile Ground Floor Study/Fifth Bedroom
- Family Bathroom
- En-Suite Shower Room
- South West Facing Rear Garden
- Large Driveway



# The Property

Entrance hall with a vaulted ceiling, engineered oak flooring and stairs leading to the first floor landing.

The sitting room is a spacious room enjoying a pleasant outlook to the front of the property, with an attractive feature fireplace.

The kitchen/dining room is an impressive size and features a continuation of the engineered oak flooring, with bi-fold doors opening onto the rear garden. The high specification kitchen comprises modern shaker style wall and base units with a contrasting marble effect quartz worktop, a one and a half bowl sink unit with mixer tap, and a Cuisinmaster range style cooker with gas hobs and electric ovens. There is a comprehensive range of integrated appliances, including a dishwasher, a tall fridge/freezer, an under counter drinks fridge and a bin drawer. The room is further enhanced by recessed ceiling spotlights, a large island and Velux windows.

The ground floor bedroom five would make an excellent double bedroom, snug, or gym space, and benefits from a large window overlooking the front of the property.

The ground floor shower room has recently been fitted and benefits from tiled flooring, recessed ceiling spotlights, an extractor fan and a UPVC double glazed window. The modern suite comprises a WC, a wash hand basin with mixer tap and storage beneath, a chrome ladder style heated towel rail, and a large shower cubicle with thermostatically controlled fittings, a waterfall showerhead and a fixed glass shower screen.

The utility room provides space and plumbing for a washing machine and tumble dryer, space for a tall fridge/freezer, recessed ceiling spotlights, an extractor fan and a door providing useful side access.

The first floor landing provides access to the boarded and insulated loft space via a hatch, as well as to an airing cupboard housing the modern Worcester Bosch gas-fired central heating boiler and hot water cylinder.

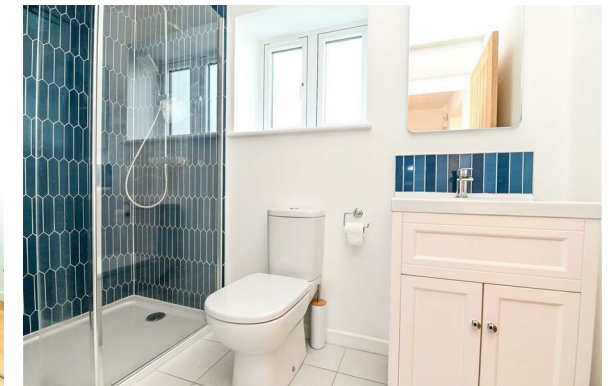
Bedroom one is a generous double room enjoying a pleasant dual aspect, fitted wardrobes and a door leading to the en-suite shower room. The en-suite benefits from tiled flooring, recessed ceiling spotlights, an extractor fan and a modern suite comprising a WC, a wash hand basin with mixer tap and storage beneath, and a ladder style heated towel rail.

Bedroom two is a large double bedroom with fitted wardrobes and a fitted dressing area with drawers.

Bedroom three is located at the rear of the property and benefits from fitted shelving.

Bedroom four would make a small double bedroom; however, it is currently used as a study. The room also benefits from a fitted double wardrobe and chest of drawers.

The family bathroom is a great size and benefits from a UPVC double glazed window, recessed ceiling spotlights and an extractor fan. The bathroom has not yet been fitted; however, plumbing is already in place for a new suite, with the current owners' plans available upon request.





## *Gardens & Grounds*

To the front of the property is a generous shingle driveway providing off road parking for multiple vehicles. Timber five bar gates and timber fencing enclose the frontage.

Planning permission has been granted for additional storage space to the side of the property, with plans available upon request.

The rear garden is mainly laid to lawn and benefits from a desirable south-west facing aspect. Additional features include mature shrubs and hedging, a timber garden shed, access down both sides of the property, and a textured paved patio area adjoining the house.

## *Services*

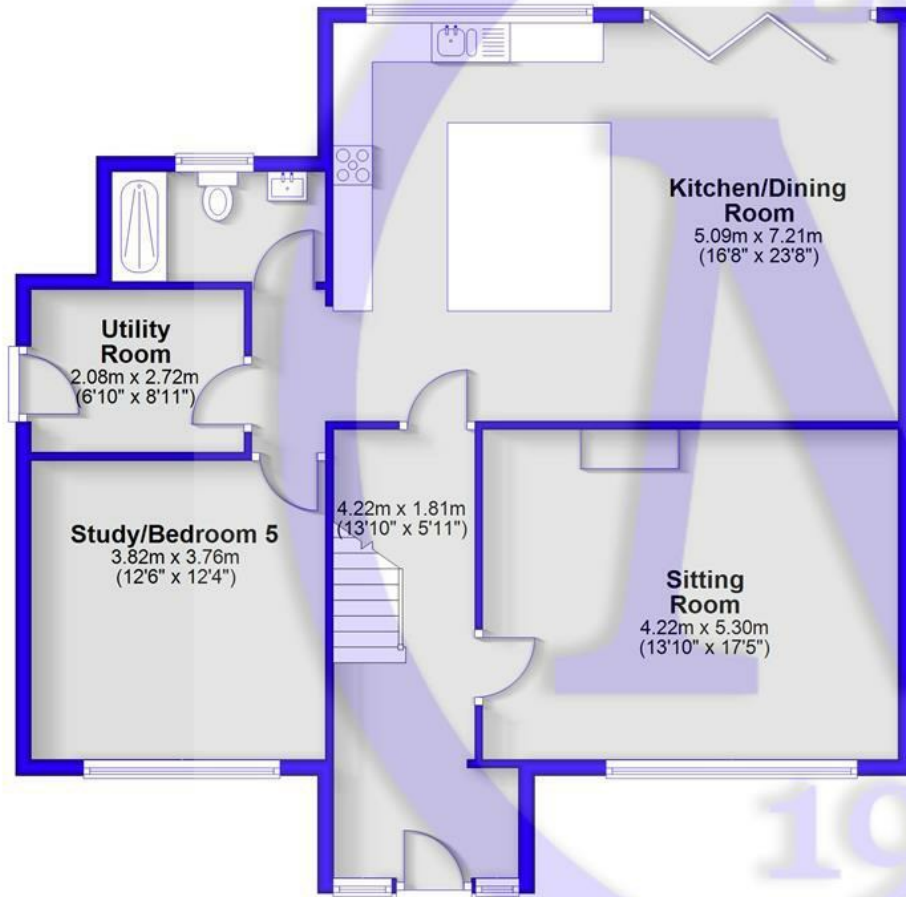
Mains gas, electricity, water and drainage

Council Tax Band: F

Energy Performance Certificate (EPC) Rating: D

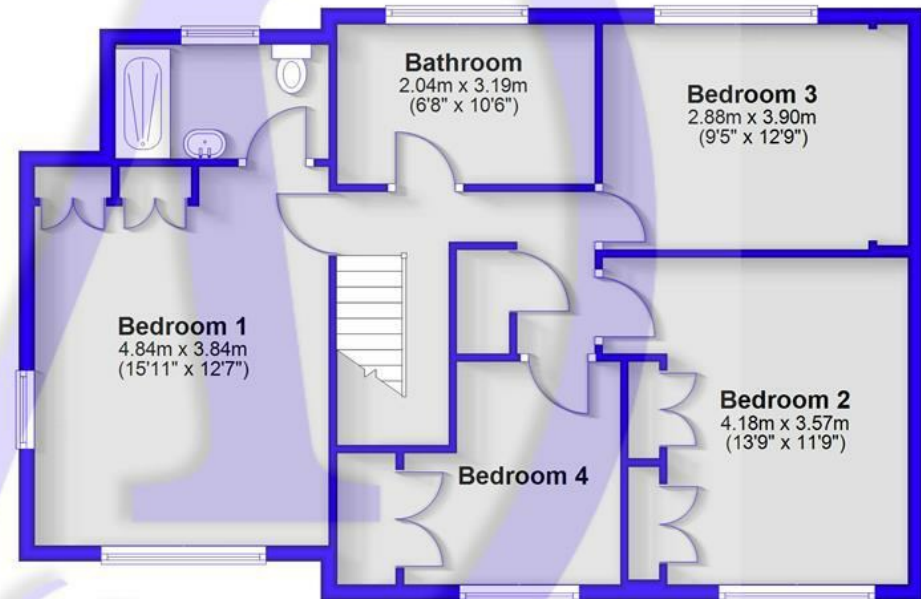
### Ground Floor

Approx. 98.7 sq. metres (1062.7 sq. feet)



### First Floor

Approx. 75.5 sq. metres (812.2 sq. feet)



Total area: approx. 174.2 sq. metres (1874.9 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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