



PETTENGELLS
ESTATE AGENTS

Spring Cottage, St James Road, Sway, Hampshire, SO41 6AN
Asking Price £800,000

Spring Cottage, St James Road, Sway, Hampshire, SO41 6AN

- Spacious chalet style home
- Three bedrooms
- Two reception rooms
- Two bathrooms
- 19' x 19' Double garage
- Viewing recommended
- Next to open New Forest
- Garden
- Driveway
- Lovely village location





IMPRESSIVE SPACIOUS CHALET STYLE RESIDENCE OPPOSITE THE OPEN NEW FOREST. Being sold for the first time since built circa 1986.

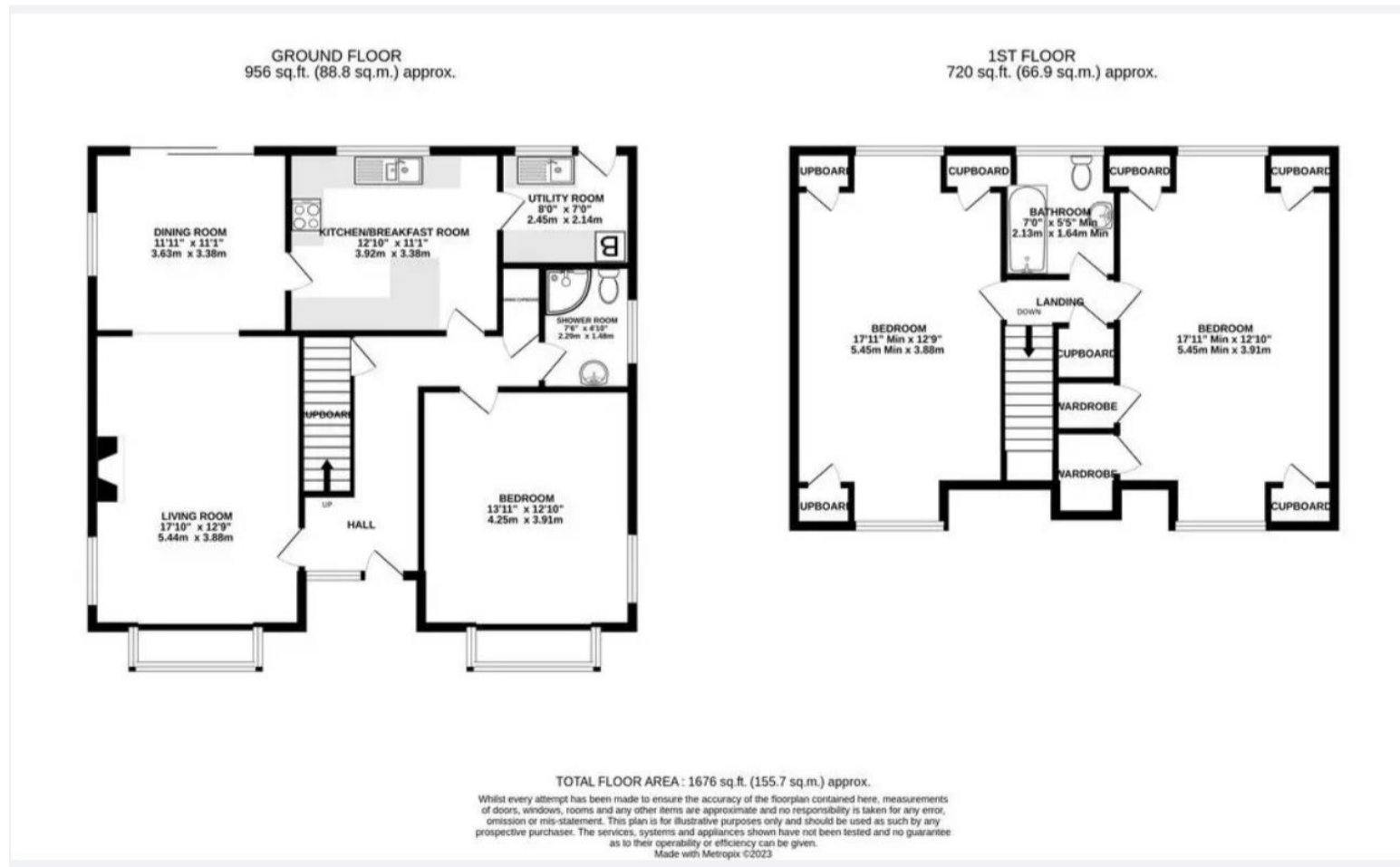
Accommodation: The entrance hall leads into the large living room and a squared archway leads into the dining/family room which in turn leads to the back garden. There is a kitchen/breakfast room and a separate utility room. There is a ground floor bedroom and next to this a shower room. Upstairs there are two large bedrooms and a bathroom and these again have a lovely outlook to the front.

Outside: To the front of the property there is a lovely outlook across the road towards the New Forest, there is a paved patio and a drive giving off road parking and leading to the detached double garage (19'8" x 19'8") with twin electric doors to front and pitched roof which is great for storage. The rear garden which slopes down from the house is predominantly lawn and shrubs. There is also a shed and adjoining the house is a large paved patio.

EPC: D, Council tax band: F, Tenure: Freehold, Flood risk: Very low, Broadband speed: Basic/fast 17/80 Mbps.

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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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