



**PETTENGELLS**  
ESTATE AGENTS

Carshalton Cottage, Station Road, Sway, Hampshire, SO41 6BA  
**Offers Over £500,000**

## Carshalton Cottage, Station Road, Sway, Hampshire, SO41 6BA

- Detached Bungalow close to shops/station
- Three Bedrooms
- Living/dining room
- Conservatory
- Ensuite & shower room
- Great potential to modernise
- Available quickly
- Gardens front & rear
- Drive with ample parking & garage
- Lovely village location







SPACIOUS BUNGALOW, GREAT POTENTIAL TO MODERNISE, FANTASTIC LOCATION IN THE HEART OF SWAY VILLAGE.

Accommodation: The entrance porch leads into the main hallway which leads into the L-shaped living room/dining room and this in turn opens to the large conservatory which overlooks the front garden. There is a kitchen which also houses the gas boiler. There are three bedrooms with bedroom one having an ensuite shower room plus there is a further shower/wet room.

Outside: The bungalow sits on a large plot which is relatively narrow but very long. To the front the drive gives lots of off road parking as well as space to turn and leads to the detached single garage which has electric door to front and is slightly above average length. There are lawned areas of front garden and various shrubs. The rear garden comprises a further lawned area plus a shed.

EPC: D, Council tax band: E, Tenure: Freehold

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Total floor area 102.2 sq.m. (1,100 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

**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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