



PETTENGELLS
ESTATE AGENTS

26 Durrant Way, Sway, Hampshire, SO41 6DQ
Asking Price £700,000

26 Durrant Way, Sway, Hampshire, SO41 6DQ

- Close to the edge of open forest
- Detached family house
- Four double bedrooms all with built in wardrobes
- 21' Dual aspect lounge
- Separate dining room
- Kitchen/breakfast room
- Integral double garage
- No onward chain
- Scope for modernisation
- Gas fired central heating





Sway is a small village nestled on the southern edge of the New Forest National Park with a selection of shops, parks, award winning butchers, and railway station.

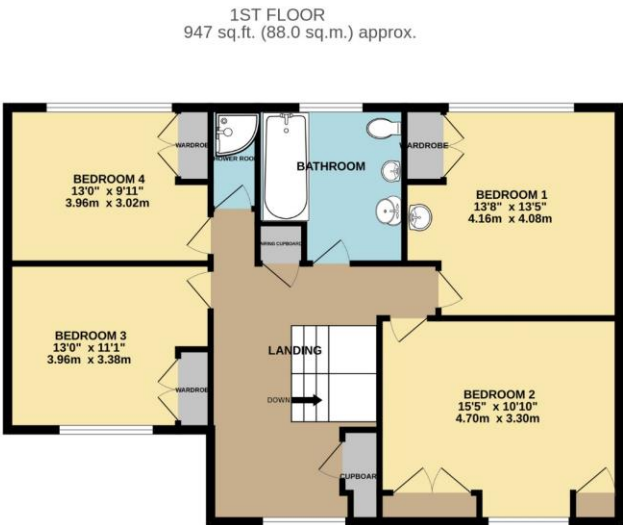
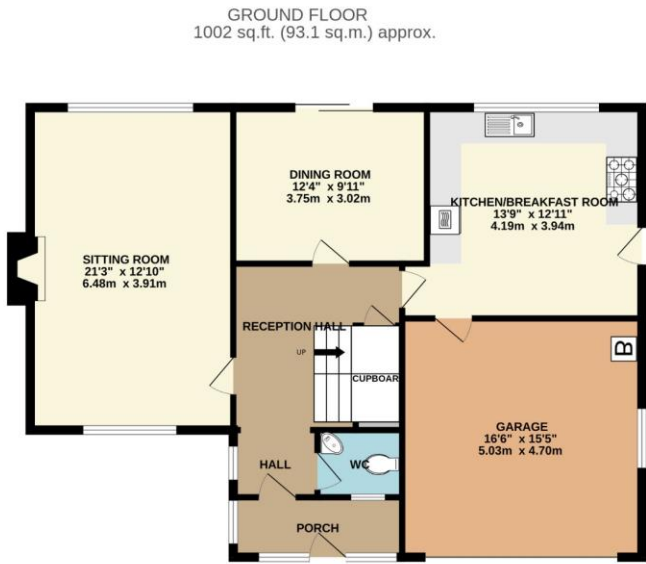
Accommodation: Porch door opens into handy porch area in turn opening into the spacious hallway with door to ground floor cloakroom. There is a dual aspect living room and a separate dining room with patio doors onto the lean to. A spacious kitchen with side door and into the integral double garage where the gas boiler is situated. The upstairs has an impressive galleried landing and offers four large double bedrooms all with built in wardrobes and there is a spacious family bathroom and a separate shower cubicle.

Outside: To the front there is off road parking with mature shrub and flower borders with gates leading to side. The rear garden is laid to lawn with mature shrub and flower borders.

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

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA : 1949 sq.ft. (181.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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