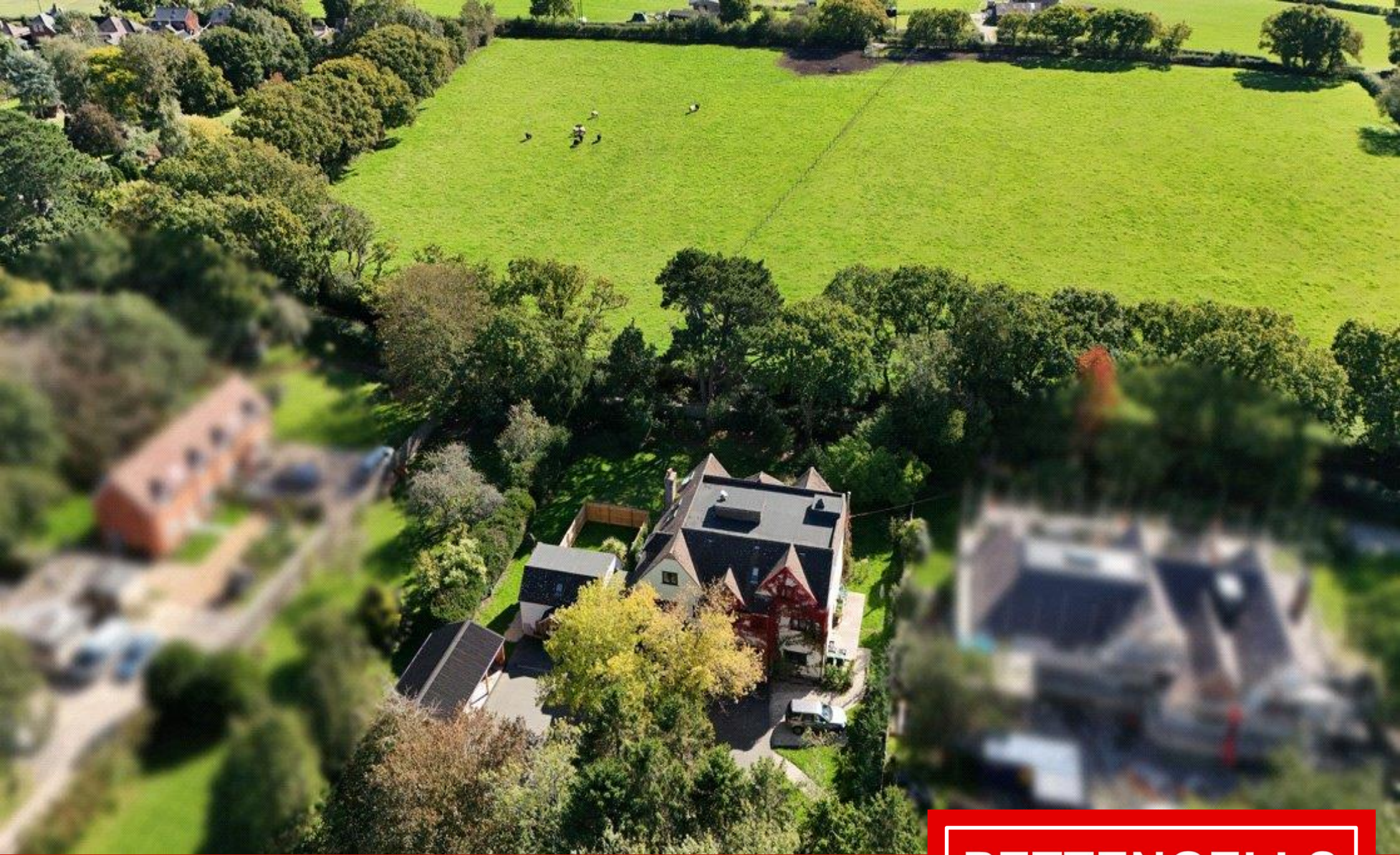




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Woodstown House, Coombe Lane, Sway, Hordle, SO41 6BP
Guide Price £1,800,000

Woodstown House, Coombe Lane, Sway, Hordle, SO41 6BP

- Magnificent Country Home in New Forest
- 6750 sq ft approx of accommodation
- Recently refurbished
- One Acre plot approx
- Electric gates and extensive driveway
- Eight bedrooms
- Six bathrooms
- Plus self contained annex
- Three reception rooms plus study
- Large detached garage





MAGNIFICENT COUNTRY HOME IN NEW FOREST NATIONAL PARK AND SET IN ONE ACRE, SUPERLATIVE ACCOMMODATION ON THREE LEVELS, 6750 SQ FT APPROX INCLUDING ANNEX.

The property welcomes you through a new oak-beamed porch with double doors leading into a spacious entrance hall. There is an impressive sitting room, benefiting from the natural light from the bay window and French doors out to the garden terrace. The sitting room also benefits from a feature fireplace. To the right of the entrance hall are double folding doors flowing into the spacious, open-plan snug featuring a bay window and log burner, leading to dining room and into the modern kitchen, ideal for entertaining. Additionally, the ground floor is made up of a utility room, a study and a cloakroom.

A grand staircase in the entrance hall lead up to the property's first floor. A door leads into an additional landing, benefiting from a dual-aspect principal bedroom with a bay window, a well-appointed en suite bathroom and two dressing rooms. A further two double bedrooms with en suite bathrooms and plenty of storage facilities. The second floor features four double bedrooms, two with en suite bathrooms. The house does still have a lift which has been decommissioned but a future owner could pay to reinstate.

Electric gates and extensive driveway. The property has a large detached garage/carport. An integrated recently refurbished self-contained annexe offers an open-plan sitting/family room with modern kitchen/diner and a sizable double bedroom with en suite bathroom and its own private garden; ideal for guests, extended family, or a rental opportunity. Currently the sellers are on course to earn £30,000 gross from Airbnb in their first year. The house is situated within a substantial private plot with rural countryside views. The large rear garden is mostly laid to lawn with a mature tree and bushes bordering, creating privacy.

Council tax band: H, EPC: C, Tenure: Freehold, All mains services including drainage connected.

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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. 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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