



HAYWARD FOX



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HAYWARD FOX
OF SWAY



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CHURCH COTTAGE
CHURCH LANE
SWAY, HAMPSHIRE. SO41 6AD



PRICE GUIDE: OIEO £600,000

A three double bedroom detached period cottage of part cob construction, situated in an extremely convenient location for both the village centre and the open forest.

THIS PROPERTY NEEDS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

ENTRANCE PORCH. SITTING ROOM. STUDY. KITCHEN/BREAKFAST ROOM. REAR PORCH. CLOAK/WET ROOM. CONSERVATORY/DINING ROOM. FIRST FLOOR LANDING. THREE GOOD SIZE BEDROOMS AND BATHROOM. OUTSIDE: GARAGE. COVERED STORAGE AREA AND GOOD SIZE REAR GARDEN. SECURITY ALARM.

Appointments must be made via the Vendors Agents **Hayward Fox**

DIRECTIONAL NOTE: From the centre of the village proceed in a southerly direction along Station Road, turning first left into Church Lane and the property can be found just before the Church on the left and is named.

THE ACCOMMODATION IN DETAIL:

ENTRANCE DOOR: With obscure glazed centre pane to:

ENTRANCE PORCH: 5'1" x 3'5" (1.55m x 1.04m) Tiled floor. Wall light point. Diamond leaded front aspect window. Stable door to:

SITTING ROOM: 13'8" (4.17m) into Inglenook fireplace x 10'7" (3.23m) Superb Inglenook fireplace with tiled hearth and wooden mantel. Gas point. Wood flooring. TV aerial point. Double radiator. Diamond leaded front aspect window. Doorway to hallway with stairs to first floor, kitchen/breakfast room and archway to:

STUDY: 10'9" x 8' (3.28m x 2.44m) Tiled floor. L-Shaped desktop. Radiator. Wall light points. Beamed ceiling. Diamond leaded front aspect window.

KITCHEN/BREAKFAST ROOM: 18'4" x 11'4" (5.59m x 3.45m)

Breakfast area: Radiator. Corner Granite work top with drawers, cupboards and knee hole under. Double glazed UPVC eye level side aspect window. Tiled floor and recessed low voltage down lighters continue through to:

Kitchen area: Extremely well fitted with Oak units comprising drawers and cupboard, pull out units, wine rack and open corner shelving under Granite work tops. Suitable space for cooker range with matching Granite splash back and Rangemaster extractor fan above. Floor level convector heater. Integrated Bosch dishwasher. Integrated fridge with concealed Microwave above and further cupboard over. Range of matching eye level cupboards incorporating glazed display cabinets and open shelving. Walls tiled between units. Inset sink unit with large opening above. Leading to the conservatory. Part double glazed UPVC door to:

REAR PORCH: To:

CLOAK/WET ROOM: Fully tiled. Comprising shower unit. Low level wc. Upright ladder style chromium radiator. Recessed low voltage down lighters. Double glazed obscure UPVC window.

CONSERVATORY: 17'6" x 9' (5.33m x 2.74m) maximum measurement. Tiled floor. Radiator. Wall light point. TV aerial point. Double glazed UPVC windows with Diamond leaded fan light over to three aspects. Overlooking the rear garden. Polycarbonate pitched roof and double glazed UPVC double doors opening to the patio and garden.

FIRST FLOOR

LANDING: 14'4" x 8'2" (4.37m x 2.49m) narrowing to 5'6" (1.68m) Split level with wooden balustrade. Double radiator. Access to roof space. Diamond leaded front aspect window.

BEDROOM ONE: 12'8" x 10'9" (3.86m x 3.28m) plus built in wardrobes. Radiator. Recessed low voltage down lighters. Diamond leaded front aspect window.

BEDROOM TWO: 14'3" x 11'7" (4.34m x 3.53m) Double radiator. Double aspect with Diamond leaded front and side aspect windows.

BEDROOM THREE: 11'8" x 11' (3.56m x 3.35m) Recessed shelving. Double radiator. Double aspect with double glazed UPVC side and rear aspect windows.

BATHROOM: 9'1" x 7'5" (2.77m x 2.26m) maximum measurement. White suite comprising wood panelled bath with telephone style mixer tap and shower attachment. Pedestal wash hand basin. Low level wc. Walls panelled up to dado rail. Radiator/towel rail. Walls tiled around bath area. Double glazed obscure UPVC window.

OUTSIDE:

A concrete driveway from Church Lane leads up to the garage and crazy paving leads to the front door and around to a wrought iron side gate. Raised well stocked bed to front boundary enclosed by wrought iron fencing.

REAR GARDEN:

A most pleasant feature of the property with very large paved patio immediately to the rear of the property, leading up to an area of lawn and decked area to bottom of the garden with PLAYHOUSE. The garden is fully enclosed by walling, fencing and mature hedging. Feature POND and WATERFALL to one side of the property.

The patio continues to the other side of the property and provides very secluded sitting out area.

GARAGE: 14'10" x 11'7" (4.52m x 3.53m) With up and over door. Power. Strip lighting. Wall mounted boiler for the central heating and domestic hot water. Space and plumbing for automatic washing machine. Side aspect window and personal door.

COVERED AREA: 16'6" x 6' (5.03m x 1.83m) To side of garage. Provides very useful storage area.

EPC RATING: Current: D62 Potential: C76