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**HAYWARD FOX**  
OF SWAY

GUIDE PRICE: £339,950



**A SPACIOUS AND ELEGANT TWO BEDROOM GROUND FLOOR FLAT SITUATED IN BEAUTIFUL AND WELL MAINTAINED GROUNDS WITH THE OPEN FOREST A FEW METRES AWAY. THE FLAT HAS BEEN COMPLETELY UPDATED AND MODERNISED BY THE CURRENT OWNERS AND OFFERS FANTASTIC LIVING SET IN THE MOST AMAZING LOCATION.**

**COMMUNAL HALLWAY, LARGE ENTRANCE HALLWAY, REAR PORCH, INNER HALLWAY, SITTING ROOM, KITCHEN/DINING ROOM, GARDEN HALLWAY, BEDROOM ONE WITH EN SUITE SHOWER ROOM, BEDROOM TWO, OFFICE, FAMILY BATH/SHOWER ROOM. INTEGRAL GARAGE.**

**ACCOMMODATION IN DETAIL:** (All measurements are approximate)

Solid wooden front door with outside courtesy light and concrete step lead into:

**COMMUNAL HALLWAY:** Flat number 2 can be found on the ground floor and accessed via a solid wooden front door which in turn leads to:

**LARGE ENTRANCE HALLWAY:** 12'5" x 6'10" (3.78m x 2.08m) Smooth plastered ceiling with ceiling light point. Obscure single glazed sash window to front. Quarry tiled flooring. Recessed archway with shelving. Telephone point. Double radiator. Wall mounted fuse board with further plastered arch to:

**HALLWAY:** 36' (10.97m) in length Papered and coved ceiling with two ceiling light points. Laminate wooden flooring. Two single radiators both with thermostat. Power points. Doors off to all living accommodation with access to:

**REAR PORCH:** Part plastered ceiling and obscure fire glazed ceiling. Part wooden and obscure glazed door which gives access to the side of the property, garages and hardstanding area with part wooden and single glazed sealed windows to the side. Brick arch to:

**INNER HALLWAY:** Smooth plastered ceiling with ceiling light points. Quarry tiled flooring. Doors off to the integral garage and utility room.

**UTILITY ROOM:** Smooth plastered ceiling. Wooden/multi-glazed sash window to the front. Wall light point. Roll edge worksurface to two walls with base unit below. Single bowl stainless steel sink and drainer unit over with mono-tap and wall mounted electric hot water heater above. Space and plumbing below for both washing machine and tumble dryer. Quarry tiled flooring. Part tiled walls. Power points.

Internal door from inner hallway gives access to:

**INTEGRAL GARAGE:** 15'8" x 7'10" (4.78m x 2.39m) The garage is also accessed by two wooden doors. Power and lighting. Obscure single glazed window to the rear. Security lighting to the front.

**SITTING ROOM: 20' x 16' (6.1m x 4.88m)** Papered and coved ceiling with ceiling light points. Georgian style wooden/multiglazed sash windows to the rear enjoying views over the communal gardens and grounds. Stripped wooden flooring. Ornate dado rail. Open fireplace with ornate marble fire surround, granite back and hearth. Inset Jetmaster fire. Television aerial point. Two double radiators both with thermostats. Telephone point. Power points. Plastered arch giving access to:

**MAGNIFICENT KITCHEN/DINING ROOM:** 20' x 14' ( 6.1m x 4.27m) Smooth plastered ceiling with ceiling light point and ceiling strip light. The room is divided into two parts.

**Kitchen Area:** Roll edged Encore worksurface in part to two walls with a range of oak base units below. Matching wall mounted units over. One and a half bowl sink and drainer unit inset to worksurface with monotap over. Concealed lighting. Space for American style fridge/freezer with fitted double cupboard above. Space and electric point for oven with fitted cottage style extractor fan and light above. Space for dishwasher. Central kitchen island with oak roll edged worksurface with fitted cupboards, drawers and wine rack below. Part tiled walls. Ample power points.

**Dining Area:** Smooth plastered ceiling with ceiling light point. Georgian style wooden/multi-glazed sash window to the rear. Single door walk-in pantry/larder cupboard with two wall light points and separate power. Adjacent single door built-in storage cupboard with power. Double radiator with thermostat. Power points. Returning door to the garden hallway.

**GARDEN HALLWAY:** Smooth plastered and coved ceiling with ceiling light point.

Part wooden and multi-glazed door which provides direct access to the rear garden and patio areas. Single radiator with thermostat. Recessed area with wooden shelving. Power points.

**BEDROOM ONE:** 18'2" x 15'3" (5.54m x 4.65m) max Covered and plastered ceiling with ceiling light points. Three-part wooden/multi-glazed sash windows with secondary double glazing to the front. Two single radiators both with thermostats. Double door built-in cupboard which houses the wall mounted Remeha gas heating and hot water boiler with remote timer and controls; hanging rail and fitted double cupboard over. Range of fitted sliding door wardrobes with double hanging, storage space and shelving. Television aerial point. Power points. Door to:

**EN SUITE SHOWER ROOM:** Smooth plastered ceiling with inset ceiling spotlights. Matching suite comprising low level w.c. with concealed cistern, vanity wash hand basin with fitted double cupboard below and walk-in shower cubicle with wall mounted shower. Wall mounted electric shaver point. Adjacent wall mounted ladder style radiator. Tiling to all visible wall space.

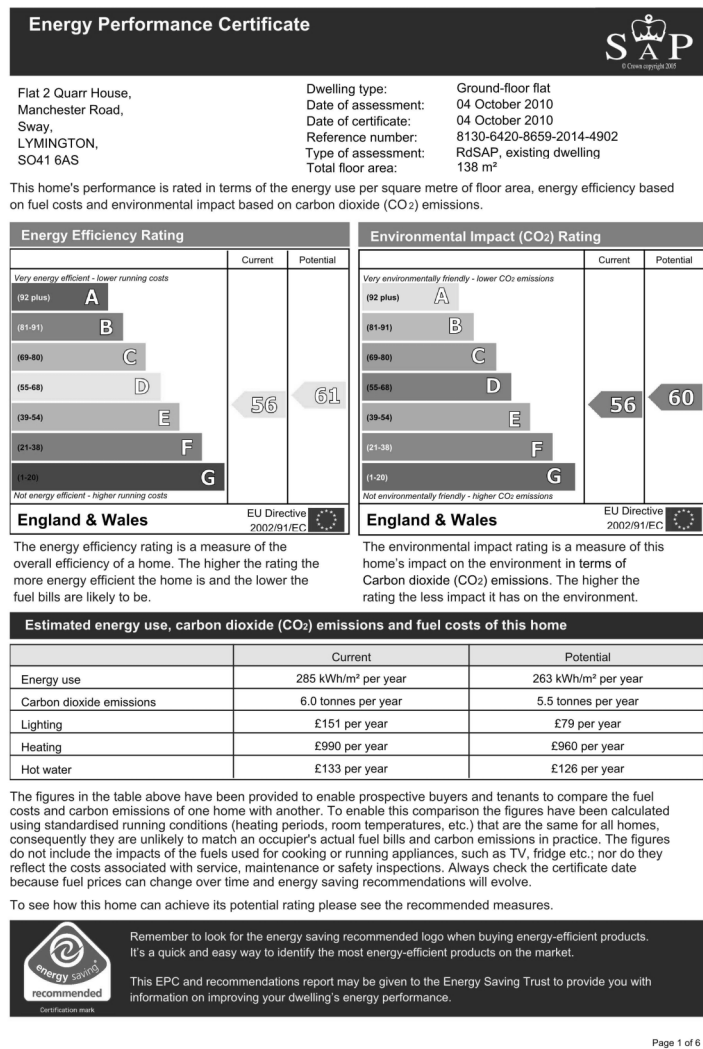
**BEDROOM TWO:** 12'6" x 7'10" (3.81m x 2.39m) Textured ceiling with ceiling light point. Wooden/multi-glazed sash window to the front. Two single door walk-in wardrobes both with fitted shelving and tiled flooring. Double radiator with thermostat. Power points.

**OFFICE:** 5'3" x 5' ( 1.6m x 1.52m) Part covered and smooth plastered ceiling with ceiling light points. Telephone point. Power points.

**FAMILY BATH/SHOWER ROOM:** Smooth plastered ceiling with ceiling light point. Wooden/multi-glazed sash window to the front. Single door built in cupboard with slatted shelving. Matching suite comprising low level w.c., pedestal wash hand basin, walk-in shower cubicle and wooden panelled bath with Victorian style mono-tap over. Part tiled walls. Single radiator.

**GROUNDS:** Quarr House is approached along a sweeping driveway which in turn leads to both the garages and the house. The grounds to the front are lightly wooded and to the rear are laid mainly to lawn with well stocked beds providing a superb setting for the house.

**DIRECTIONAL NOTE:** From our office in the centre of Sway, proceed in a northerly direction along Station Road and on into Brighton Road. At the top, immediately before the cattlegrid and open forest, turn right into Manchester Road and the entrance to Quarr House will be found after a short distance on the right hand side.



**REF: BMY0722**

## The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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