



7 KITCHERS CLOSE
SWAY
LYMINGTON
HAMPSHIRE SO41 6DS



HAYWARD FOX
OF SWAY

GUIDE PRICE: £550,000



For more information on this property
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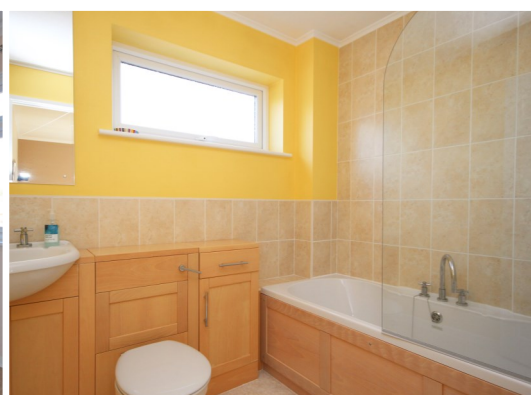
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7 KITCHERS CLOSE SWAY LYMINGTON HAMPSHIRE SO41 6DS

AN EXTREMELY WELL PRESENTED FOUR BEDROOM DETACHED HOUSE SITUATED IN A CUL-DE-SAC LOCATION WITHIN EASY WALKING DISTANCE OF THE OPEN FOREST, VILLAGE CENTRE AMENITIES AND MAINLINE STATION.

ENTRANCE HALL, COATS ROOM, CLOAKROOM, SITTING ROOM, KITCHEN/ DINER, FIRST FLOOR LANDING, BEDROOM ONE WITH WALK-IN WARDROBE AND EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS AND BATHROOM. OUTSIDE: INTEGRAL GARAGE AND GREENHOUSE.

DIRECTIONAL NOTE: From the centre of the village of Sway, proceed in a northerly direction along Station Road bearing right at the fork in the road on to Brighton Road. Turn first right into Gilpin Hill and continue to the end turning left and the property can be found to the head of the close on the right hand side and is numbered.

ACCOMMODATION IN DETAIL: (All measurements are approximate)

Part panelled composite door with double glazed obscure inserts and matching full height side screen to:

ENTRANCE HALL: 13'2" x 11'8" (4.01m x 3.56m) maximum measurements narrowing to 6'9" (2.06m) Ceramic tiled floor. Radiator with cover. Phone point. Coved ceiling. Double glazed UPVC side aspect window. Personal door to garage. Small paned obscure glazed door to:

COATS ROOM: 5'3" x 4'1" (1.6m x 1.24m) Ceramic tiled floor. Hanging rail with shelf over to one wall. Door to:

CLOAKROOM: 5'10" x 4' (1.78m x 1.22m) Ceramic tiled floor. Radiator. Wash hand basin and low level w.c. with concealed cistern and useful shelf behind. Double glazed obscure UPVC high level window.

SITTING ROOM: 17'3" x 12' (5.26m x 3.66m) narrowing to 10'7" (3.23m) Oak flooring. Feature fireplace with marble hearth, back and wooden surround. TV aerial point. Two radiators. Coved ceiling. Double glazed UPVC front aspect window and double glazed UPVC double doors with matching side panels opening to and overlooking the rear garden.

KITCHEN/DINER: 20' x 9'6" (6.1m x 2.9m)

Dining Area: Phone point. Upright radiator. Double glazed UPVC casement door with matching side panel opening to and overlooking the rear garden. Ceramic tiled floor continuing through to:

Kitchen Area: Well fitted oak kitchen comprising drawers and cupboards incorporating corner larder unit and wine rack under composite quartz worktops with matching upstands and window sill. Inset one and a half bowl stainless steel sink unit. Integrated Bosch dishwasher. Built-in Samsung ceramic induction hob with splashback and extractor in stainless steel and glazed canopy above. Built-in Bosch stainless steel split level oven with cupboards above and below. Adjacent shelved china cupboard to one side and fridge/freezer to the other side. Recessed downlighters. Double glazed UPVC window overlooking the garden and double glazed UPVC door opening to the side of the property.

FIRST FLOOR LANDING: Of a good size with wood flooring. Deep built-in airing cupboard housing the hot water cylinder with fitted immersion and slatted shelving. Coved ceiling. Access to roof space and double glazed UPVC front aspect window.

BEDROOM ONE: 12' x 11'2" (3.66m x 3.4m) Wood flooring. Double

radiator. Coved ceiling. Double glazed UPVC front aspect window. Doors to:

WALK-IN WARDROBE: 5'3" x 4'1" (1.6m x 1.24m) Wood flooring. Coved ceiling and ceiling light point.

EN SUITE SHOWER ROOM: 6'9" x 5'3" (2.06m x 1.6m) Comprising fully tiled corner shower cubicle with shower unit. Inset wash hand basin with cupboard under and low level w.c. with concealed cistern, drawer, cupboard and useful shelf behind with large mirror above and recessed downlighting over. Shaver point. Upright ladder style radiator. Coved ceiling. Recessed downlighters. Full height double glazed obscure window.

BEDROOM TWO: 10'6" x 10'2" (3.2m x 3.1m) plus built-in wardrobe Radiator. Coved ceiling. Double glazed UPVC rear aspect window.

BEDROOM THREE: 12'9" x 7'8" (3.89m x 2.34m) Radiator with cover. Coved ceiling. Slightly sloping ceilings either side of double glazed UPVC front aspect dormer window.

BEDROOM FOUR: 8'11" x 6'9" (2.72m x 2.06m) plus built-in wardrobe Radiator. Coved ceiling. Double glazed UPVC rear aspect window.

BATHROOM: 7'10" x 6'2" (2.39m x 1.88m) White suite comprising panelled bath with mixer tap, shower attachment and screen above. Inset wash hand basin with cupboard under, low level w.c. with concealed cistern, drawer and cupboard to side and useful shelf behind. Upright ladder style radiator. Shaver point. Recessed downlighters. Part tiled walls. Double glazed obscure UPVC window.

OUTSIDE: Good width paviour driveway leads up to both the side gate, garage, and front door. Matching diagonal paviour pathway leads to the front door flanked on either side by well stocked borders. The garden has mature hedging and fencing to the side boundaries.

GARAGE: 18'9" x 8'4" (5.72m x 2.54m) With up and over door, power and light. Utility area comprising 'L' shaped worktop with drawers, cupboards and plumbing for automatic washing machine under. Inset one and a half bowl single drainer stainless steel sink unit, range of matching eye level cupboards. Potterton Suprima wall mounted boiler for the central heating and domestic hot water with nearby programmer. Built-in shelving.

Side gate with paved pathway leads through to the rear garden which is of a good size. Patio immediately to the rear of the property with border leads on to a circular lawn encompassed by borders and paved pathway with rustic archway leading through to suitable vegetable garden with raised beds, all enclosed by fencing, mature bushes and trees.

GREENHOUSE: 15' x 6'6" (4.57m x 1.98m)

Enclosed storage area to blind side of property.

REF: BMY0851