



PITMORE LANE, SWAY
£875,000 FREEHOLD

Winkworth



A well-presented detached cottage set in delightful gardens and overlooking neighbouring fields and paddocks.

Entrance Porch

Pitched roof. Stable door with glazed centre bullion to:

Kitchen/Dining Room

Well fitted kitchen with range of units under granite worktops incorporating inset butler sink. Double glazed sash window overlooking the garden. Integrated Bosch dishwasher. Space for Range cooker with pull out racked units both sides and large Rangemaster extractor in canopy above. Large central island unit with drawer, pull out baskets, cupboards and integrated Bosch microwave oven with drawer under. Space for large fridge/freezer. Recessed low voltage down lighters. Useful under stairs space rising to first floor. Radiator with cover and coat rack. Stable door leading to the side of the property.

Utility Room

Work surface to one wall with space and plumbing for washing machine and dishwasher under. Double eye level cupboard. Wall mounted boiler for central heating and domestic hot water. Ventaxia extractor fan and low voltage recessed down lighter. Tiled flooring.

Cloakroom

Low level WC and wash hand basin. Tiled flooring. Ceiling light point. Ventaxia extractor fan. Double glazed sash box window.

Study

TV aerial point. Radiator. Window seat with storage under. Wall light point. Double glazed sash box window.

Sitting Room

Recessed fireplace and range of deep shelving to side with Clearview woodburner on stone hearth, exposed brickwork behind and wooden lintel over. TV aerial point. Wall light points. Recessed double glazed French doors opening to the patio and garden.

Bedroom One

Built in wardrobe cupboards either side of the chimney breast with storage above. Radiator with cover. Double glazed sash box window with shutters. Door to:



En Suite Shower Room

Comprising good size fully tiled shower cubicle. Low level WC. Pedestal wash hand basin with tiled splashback and range of deep shelving behind. Chromium ladder style radiator. Tiled flooring. Wall light points. Ventaxia extractor fan. Double glazed sash box window.

Bedroom Two

Radiator. Wall light point. Double glazed sash box window.

Bedroom Three

Radiator with cover. Wall light point. Double glazed sash box window.

Bedroom Four

Radiator. Wall light point. Double glazed sash box window.

Bathroom

Comprising roll top bath on claw feet with telephone style mixer tap and shower attachment with walls tiled behind. Pedestal wash hand basin with tiled splashback. Low level WC. Radiator/towel rail. Ventaxia extractor fan. Recessed low voltage down lighters. Tiled flooring. Double glazed sash box window.



Outside

Wide concrete and loose shingle driveway with twin five bar gates opening to large loose shingle drive, which provides ample parking and turning area, flanked by raised lawn and border, enclosed by fencing.

Holiday Lodge

Located at the rear of the garden this well-equipped holiday chalet provides additional accommodation as well as an opportunity to do holiday lets.

Side gate gives access to the side of the property with paved path flanked by raised border and leads through to:

Rear Garden

A particular feature of the property south facing with large paved patio immediately to the rear of the property partly covered by a pergola. Raised beds on both sides. Small store shed and two steps up to a large expanse of lawn with raised beds to both sides. Crazy paved seating area. Further well stocked shaped beds and large raised patio area to the bottom of the garden enjoying views over adjoining paddocks. The garden is well enclosed by hedging and fencing. Small shed and good sized covered store.



Pitmore Lane, Pennington, Lymington, SO41

Approximate Area = 1400 sq ft / 130 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

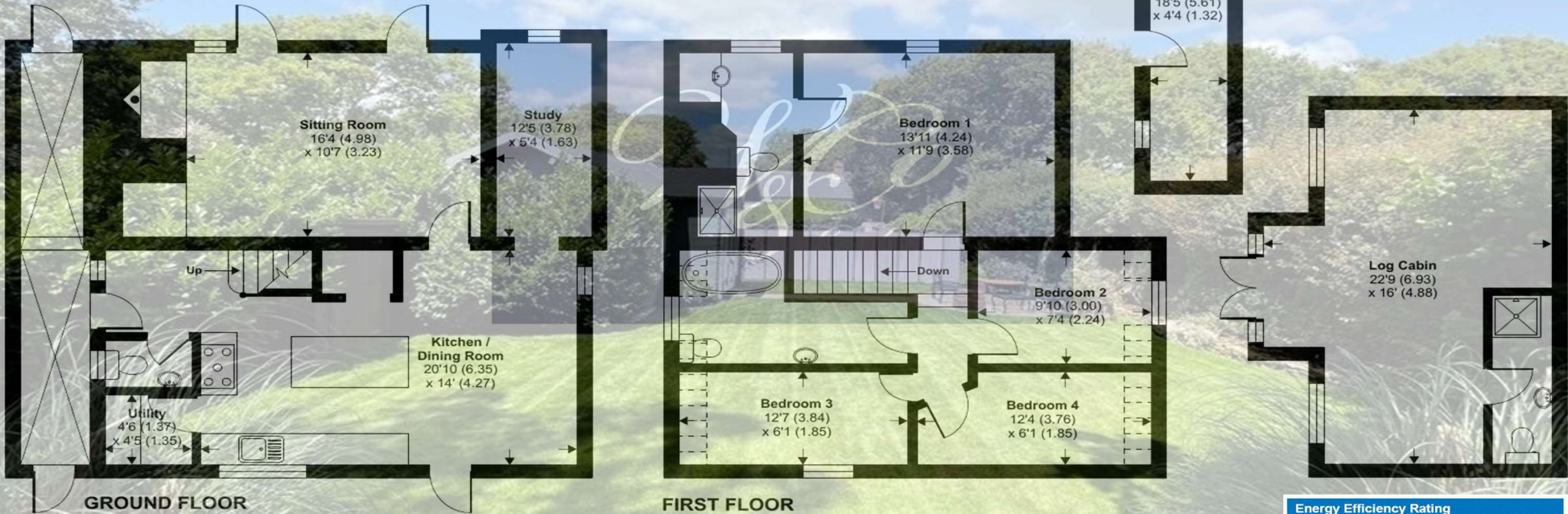
Outbuildings = 395 sq ft / 36.6 sq m

Total = 1828 sq ft / 169.8 sq m

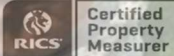
For identification only - Not to scale



Denotes restricted head height



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2022. Produced for ESH Estates Ltd (Winkworth). REF: 831845

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