



MANCHESTER ROAD, SWAY, IEO £900,000 SHARE OF FREEHOLD

Located in the North of Sway Village, Quarr House enjoys easy access to Sway's amenities, whilst being adjacent to the New Forest. Originally a country house built in 1905. A unique four bedroom ground floor country house apartment enjoying accommodation of 3000 square feet, with private driveway and gardens and situated directly adjacent to the open forest.

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The property has now been divided into seven beautiful homes, with Flat 1 making up a significant portion of the ground floor, with accommodation of approx. 3000sqft. With stunning character features throughout the four bedroom property, including new sash windows and high ceilings, this apartment in particular uniquely benefits from its own private driveway, large private garden.

Approached via the private driveway, the property is accessed through a grand entrance porch with stone archway, which leads in turn to the large L-shaped entrance hallway with feature open fireplace and doors off to the principle reception rooms. To the rear is a stunning **27'x27' sitting room, centred at one side** by a brick and marble with carved wood surround fireplace with inset log burner and to the other by a large bay window with fitted seating. This beautiful southerly aspect room provides access out

to the private loggia and gardens and further access to the communal garden space. There is a further door from the sitting room to a triple aspect garden room which leads in turn to the private lawn area to the east side.

An archway from the hallway leads to the spacious formal dining area, with three sash windows to the rear overlooking the gardens, whilst to the opposite side of the hallway is the kitchen.

The kitchen/breakfast room incorporates a work surface to two walls with base and drawer units below, with the rest of the recently fitted room including an Aga, separate electric oven, grill and induction hob and further integrated appliances. There is also a breakfast bar and three windows to the front.

The beautiful principle bedroom enjoys very generous proportions with a large bay window looking east over the private garden. There is also a further door leading to the newly fitted bath and shower room.

From the main hall, there is a door to an inner hallway/wing which comprises accommodation of two large double bedrooms, identical in dimension, sharing a now split turret window overlooking the gardens and a further fourth bedroom/study.

These three rooms are serviced by a new family shower room with further separate space for washing machine, tumble dryer and utility sink. The property is accessed through a sweeping private driveway with a garage and further outbuilding, providing plentiful parking. The front comprises an area of woodland with a mixture of tall trees and bushes which provide privacy from the road. To the east side of the apartment is a spacious private lawn area, bordered by mature greenery and leads round to the rear, which includes the beautiful loggia and a gate leading out to the communal garden space.





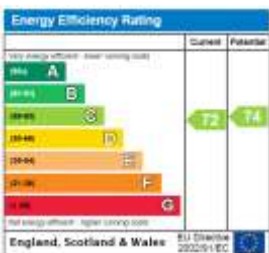
GROUND FLOOR
3402 sq.ft. (316.1 sq.m.) approx.



TOTAL FLOOR AREA : 3402 sq.ft. (316.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Share of Freehold
Term: 999 years from 2 years ago
Service Charge: £2,000 per annum
Council Tax Band: E
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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