

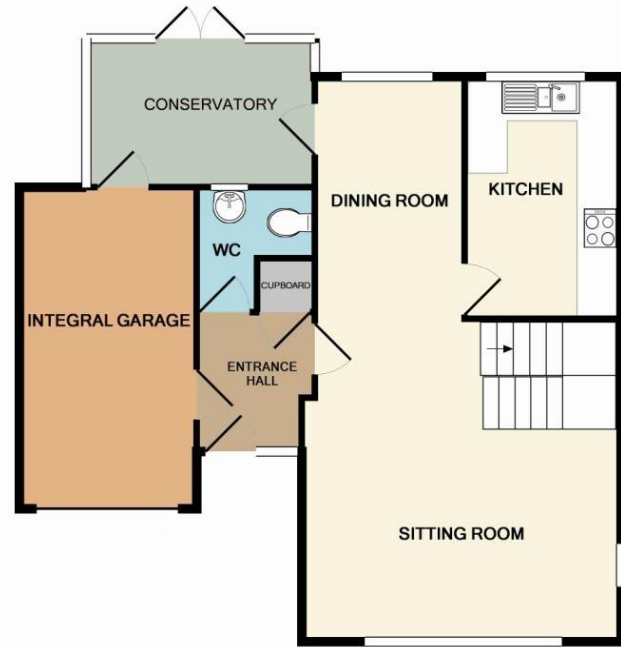
2 Rhiners Close, Sway, Lymington, Hants

Approximate gross internal area:

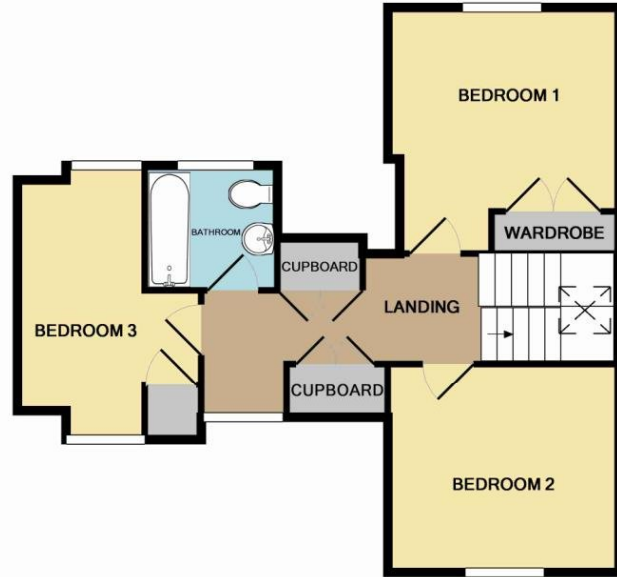
Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR AREA 69.0 SQ.M.
(743 SQ.FT.)



1ST FLOOR
APPROX. FLOOR AREA 50.2 SQ.M.
(540 SQ.FT.)

FLOOR PLAN CREATED BY WINKWORTH ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 119.2 SQ.M. (1283 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2015



2 Rhiners Close, Sway, Hants, SO41

£369,950 Freehold

A deceptively spacious three bedroom semidetached house situated in a quiet cul de sac betwixt both the open forest and the local shops and mainline railway station. The property has a delightfully secluded and walled rear garden.



Part brick and double glazed construction set under a pitched triple polyplexed roof with double glazed windows to both sides and rear and further double glazed double opening French style doors which again give access to the rear garden and patio area. Laminate wooden flooring. Further part wooden and fire glazed door to the integral garage. Power points.

Part wooden and single glazed doors from the dining room provide access to the:

Kitchen/Breakfast Room 12'1" x 7'5"

Textured ceiling with inset ceiling spotlights. Double glazed window to the rear. Rolled edged work surface in parts to three walls with a range of base and drawer units below with further matching wall mounted units over including two glazed display cabinets. 1.5 bowl stainless sink and drain unit inset to work surface with mono taps over. Space with both gas and electric point for oven with adjacent space for fridge freezer. Part tiled walls. Power points.

Dog leg stairs from the sitting room provide access to the:

First Floor Landing.

Textured ceiling with two ceiling light points and inset loft hatch giving access to the roof space and separate storage area. Double glazed window to the front with further inset double glazed Velux window to the side. Double door built in airing cupboard housing the factory lagged hot water cylinder, with cold water tank over and separate slatted shelving for storage with fitted immersion heater. Power points with further doors off to all first floor accommodation including door to:

Bedroom One 12'9" x 11'7"

Textured and slightly sloping ceiling with ceiling light point. Double glazed window to the rear. Double door built in wardrobe with both hanging rail and separate storage space above. Both double and single built in door eaves storage cupboards. Power points.

Bedroom Two 11'7" x 10'10"

Textured ceiling with ceiling light point. Double glazed window to the front. Shelved recess area. Double door built in eaves access for storage. Power points.

Bedroom Three 13'1" x 7'1" minimum excluding door recess.

Textured ceiling with ceiling light points dual aspect room with double glazed window to both the front and rear. Wall light points. Power points.

Family Bathroom.

Textured ceiling with ceiling light points. Obscured double glazed window to the rear. Matching suite comprising of pedestal wash hand basin, low level WC and tiled panel bath. Wall mounted light and shaver point with adjacent wall mounted stainless steel electric heated towel rail. Part tiled walls.

Outside Front.

The front garden is enclosed to both sides by mature hedging and is accessed by a concrete drive way which provides off road parking for a number of cars. There is a further lawned area to the side with sunken fish pond. Outside security lighting and an array of mature trees, shrubs and bushes.

The Rear Garden.

The rear garden is a particular feature of the property, which is enclosed by timber fencing and by attractive brick wall to the rear which has a wooden pedestrian gate giving direct access out on Gilpin Hill to for easier access to the shops and open forest. The rear garden is laid mainly to lawn, again surrounded by earth dug borders containing mature trees, shrubs and bushes. There is a small patio area to the side which is an ideal sun trap. Outside security lighting and cold water tap.

Integral Garage 15'10" x 8'10"

Accessed by a metal up and over door has two courtesy doors to the hallway and rear sun lounge. Wall mounted electric fuse board. Floor work surface at the rear with fitted double cupboards over. Separate space and plumbing for washing machine with adjacent space for fridge and freezer. Further wall mounter gas meter. The garage has the benefit of both power, lighting and cold water tap.



DESCRIPTION

Covered entrance porch

Quarry tile step. Wall mounted electric meter box with outside courtesy light. Part wooden and single glazed front door with matching side screen and single provides access to the:

Entrance Hallway

Textured ceiling with ceiling light point. Laminate wooden flooring Telephone point. Single door built in cupboard housing the high speed "Clean Flow" hot water cylinder with adjacent power points. Further courtesy door to the integral garage, part wooden and obscure door to the sitting room with further door off the hallway to:

Cloakroom.

Textured ceiling with ceiling light point. Part wooden and obscure single glazed window to the rear. Matching suite comprising of low level WC pedestal wash hand basin with tiled splash back. Ceramic tiled flooring with warm air heating duct.

Part wood and obscured glazed door from the entrance hallway provides access to the open plan.

Sitting/Dining Room.

Sitting Room 16'6" x 15'10"

Textured ceiling with ceiling light point. Part wooden and single glazed with secondary double glazed sliding unit to the front. Laminate wooden flooring with inset warm air heating ducts. Further double glazed window to the side. Television aerial point. Solid wooden dog leg stairs to the first floor landing and accommodation, with under stair storage area. Wall light point. Power points.

Dining Room 14'1" x 7'10"

Textured ceiling with ceiling light point. Double glazed sliding patio doors give access to the rear garden and patio area. Laminate wooden flooring with inset warm air heating ducts. Part wooden and multi glazed door from the side giving access to the:

Sun Lounge 11'4"x 7'10"