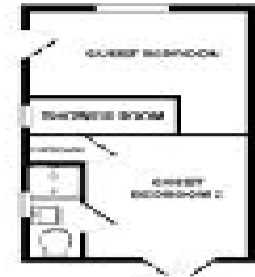
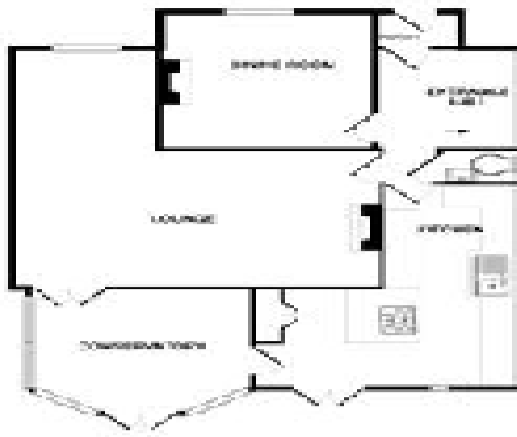
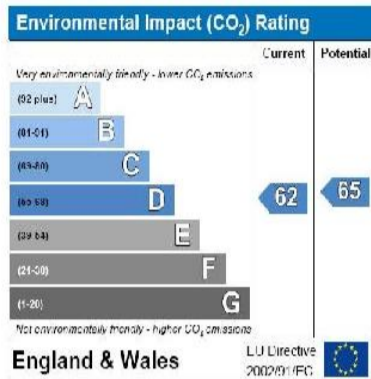
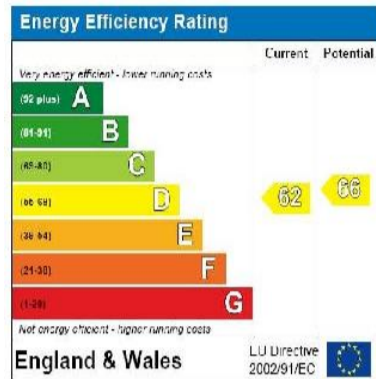


Burleigh, Sway Road  
Tiptoe, LYMINGTON  
SO41 6FR

Dwelling type: Detached house  
Date of assessment: 26 March 2010  
Date of certificate: 26 March 2010  
Reference number: 2768-8085-6227-7840-2900  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 158 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



You can contact our other branches at:

Sway ~ 01590 681656

Brockenhurst ~ 01590 624300

Milford on Sea ~ 01590 644933

# Murray & Hayward

Alderson House, 17-19 Old Milton Road, New Milton, Hampshire. BH25 6DQ

Tel: 01425 638656 Fax: 01425 618752

**BURLEIGH, SWAY ROAD  
TIPTOE, LYMINGTON  
HAMPSHIRE. SO41 6FR**



PRICE GUIDE: £595,000

**An impressive detached Edwardian house which has been sympathetically modernised and improved, set in good size mature gardens of approximately a third of an acre, currently having excellent home and income potential.**

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM/BEDROOM FOUR, KITCHEN/BREAKFAST ROOM, CONSERVATORY, BEDROOM ONE, DRESSING ROOM, EN SUITE BATHROOM, BEDROOMS TWO AND THREE, SHOWER ROOM.

ANNEXE COMPRISING: TWO ROOMS BOTH WITH EN SUITE SHOWER ROOM.

OUTSIDE: GOOD SIZE MATURE GARDENS WITH TIMBER GARDEN WORKSHOP AND GREENHOUSE.

Appointments must be made via the Vendors Agents **Murray & Hayward**

[www.murrayandhayward.com](http://www.murrayandhayward.com)

## BURLEIGH, SWAY ROAD, TIPTOE, LYMINGTON, HAMPSHIRE

**DIRECTIONAL NOTE:** From the centre of Sway village proceed south along Station Road and at the crossroads turn right into Arne-wood Bridge Road. Stay on this road which becomes Sway Road and just past the turning into Crabbswood Lane on your right, Burleigh can be seen along on your left and is named.

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

Covered porch with UPVC double glazed door and recessed spotlight, tiled floor and further entrance door to:

**ENTRANCE HALL:** Telephone point, radiator, wall mounted central heating programmer, wall light point, feature archway, coved ceiling, downlighters, understairs cupboard with electric light and stairs rising to first floor.

**CLOAKROOM:** Fully tiled and comprising wash han basin, low level w.c., radiator, coved ceiling and double glazed obscure UPVC window.

**SITING ROOM:** Good sized L-shaped room. Coved ceiling, ceiling fan light, attractive fireplace with wood burning stove, raised hearth and wooden mantel over. Three radiators, T.V. aerial point, telephone point, three further wall light points, UPVC double glazed Georgian style sash window overlooking front aspect. Further window and double opening casement doors to the rear conservatory.

**DINING ROOM/BEDROOM FOUR:** 12'1" x 10'11" (3.68m x 3.33m) Suitable open wrought iron fireplace with tiled slips, marble hearth and wooden surround, lovely built in dresser units either side of chimney breast, radiator, coved ceiling, double glazed Georgian style UPVC sash box style front aspect window.

**KITCHEN/BREAKFAST ROOM:** 18' x 15' narrowing to 8' (5.49m x 4.57m narrowing to 2.44m) Superbly fitted German kitchen with stainless steel handles, raised one and a half bowl Corian sink unit with mixer tap with built in filter unit. Italian granite mahogany coloured work surfaces with matching splashbacks extending to peninsular breakfast bar. All with cupboards and drawers below with matching eye level wall units. Built in floor level heater unit. Matching floor to ceiling larder cupboard with fitted shelves. Neff six ring gas hob with contemporary style Neff stainless steel and glass canopy style extractor over, further Neff oven/grill unit below and Neff built in combination oven/microwave with Imperial steam oven below. Built in AEG fridge unit and further Miele separate washer/drier and integrated dishwasher. downlighters, attractive strip plank flooring, built in wine rack beneath breakfast bar. Double glazed UPVC side aspect window and full height double glazed UPVC rear aspect window with matching double doors leading out to the patio and garden. Glazed door to:

**CONSERVATORY:** 13' x 12'8" (3.96m x 3.86m) Ceramic tiled floor, telephone point, double radiator, power points, polycarbonate pitched roof with ceiling light/fan, large double glazed UPVC windows to side and rear aspects with opening fan lights and matching double doors leading out to patio and garden.

**FIRST FLOOR LANDING:** Access to roof space via loft ladder. Double power point, double glazed UPVC Georgian style sash box window to front aspect with pleasant outlook.

**BEDROOM ONE:** 12' x 12' (3.66m x 3.66m) Telephone point, radiator, coved ceiling. Airing cupboard with slatted shelving, housing Gloworm gas fired combination boiler. Double glazed UPVC Georgian style UPVC sash box type window overlooking the garden. Square arch to:

**DRESSING ROOM:** 12' x 6' (3.66m x 1.83m) Plus range of built in wardrobes incorporating cupboards with part small paned glazed doors providing excellent range of both hanging and shelving, double power point, coved ceiling, double glazed UPVC Georgian style sash box window to rear aspect and door to:

**EN SUITE BATHROOM:** Of a good size, half tiled, white suite comprising mahogany panelled bath with chromium mixer tap and shower attachment, pedestal wash hand basin with chromium mixer tap, low level w.c. with mahogany seat and bidet with chromium mixer tap. Chromium towel rail and radiator, Silavent extractor fan, ceiling light points, double

glazed obscure Georgian style UPVC windows to front and side aspects.

**BEDROOM TWO:** 12'1" x 10'11" (3.68m x 3.33m) Built in wardrobes either side of chimney breast with part small paned glazed doors, double radiator, coved ceiling, double glazed Georgian style UPVC sash box front aspect window.

**BEDROOM THREE:** 8'6" x 8'2" (2.59m x 2.49m) Radiator, coved ceiling, double glazed Georgian style sash box style rear aspect window overlooking the garden.

**SHOWER ROOM:** Comprising fully tiled shower cubicle, corner wash hand basin with pine cupboard below, low level w.c. with pine seat, remainder of walls half tiled. Radiator, pine close boarded ceiling and double glazed obscure UPVC sash box style side aspect window.

**OUTSIDE:**

Burleigh is approached through large attractive wrought iron gates with brick pillars and walling either side. To the front the garden is laid mainly to brick paviors, borders well stocked with various shrubs, bushes and evergreens, all enclosed by brick walling and mature conifer hedging. Brick pavior driveway flanked by well stocked border leads to two self contained bedroom suites (originally the garage) and are currently used for bed and breakfast purposes.

**ANNEXE:**

**ROOM ONE:** Measuring 10'10" x 9'3" (3.3m x 2.82m) Textured ceiling, inset ceiling lighting, electric heating, further wall light point, built in wardrobe cupboard. UPVC double glazed opening casement doors to a patio area.

**EN SUITE SHOWER ROOM:** Wash hand basin with tiled splashback, low level w.c., tiled shower cubicle with Mira shower unit over, inset ceiling light point, heated towel rail, obscure UPVC double glazed window overlooking side aspect.

**ROOM TWO:** 12'8" x 11' narrowing to 7'7" (3.86m x 3.35m narrowing to 2.31m) Textured ceiling, ceiling light point, hatch to loft area, Dimplex electric heater, fitted wardrobe cupboard, further wall light point, 13 amp power points. UPVC window overlooking front aspect and further UPVC double glazed door to garden. Door to:

**EN SUITE SHOWER ROOM:** Comprising pedestal wash hand basin with tiled splashback, low level w.c., tiled shower cubicle with separate Mira shower unit over, extractor fan, inset ceiling light point, heated towel rail, obscure UPVC double glazed window overlooking side gardens.

**THE REAR GARDENS** are approached through double wrought iron gates between the annexe and the rear of the house, leading to a superb large patio terrace immediately to the rear of the property, flanked on one side by well stocked borders and purpose built barbecue. Brick rustic pathway leads to a semi circular area of lawn with timber archway leading to a drying area. Pathway extends to the rear of the garden with central ornamental pond with water feature and rockery. Further area of shaped lawn with superb inset shrub and flower borders, providing a very pleasant backdrop. The gardens are well enclosed by fencing and laurel hedging. Further large pergola with gateway trellising leading to a further area of garden, currently arranged as a vegetable plot and fruit caging. **GOOD SIZE TIMBER GARDEN WORKSHOP** and **GREENHOUSE**. Outside water tap.

Ref: BMN2238

**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.

**The Data Protection Act 1998**

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