



4 Peppercorn

*Sway, Lymington, SO41 6FA*

SPENCERS  
NEW FOREST









# 4 PEPPERCORN

SWAY • NEW FOREST

*An impressive five bedroom family residence forming part of a unique development of just five detached houses built to an exacting specification by highly acclaimed builders, Colten Developments.*

£1,150,000



5



2



2





## The Property

Built in 2011, this superbly configured family home offers beautifully appointed accommodation extending to approximately 2326 square feet. The property offers an attractive façade, combining rendered brickwork with casement windows set under a clay and natural slate tiled roof. Attention to detail is evident throughout with Cant brick cills and segmental arches over the windows.

The ground floor accommodation begins with a covered porch with composite front door opening into a welcoming reception hall, with doors to a coats cupboard, cloakroom, WC and inner hallway. To the front elevation is a multi-purpose study/snug with window to the front.

From the inner hallway, doors open into a comfortable, double aspect sitting room and a magnificent double aspect kitchen/dining room. The sitting room features a front aspect bay window, inset clear view woodburning stove set on a slate hearth and sliding doors opening out onto the rear terrace. The light and spacious kitchen/dining room features large, sliding glazed doors to the two far walls which open out onto the rear terrace and garden, to offer the perfect balance of indoor/outdoor living. The kitchen is fitted with a modern range of wall and base units with white Arabesque Quartz worktops and integrated Neff appliances including a stainless steel double oven, four ring induction hob, fridge/freezer and dishwasher.

A further door leads into the utility room with a door leading out to the rear terrace and garden. There is also a recently extended bike store and integral garage.

From the inner hallway, a turning stairwell ascends to the first floor landing, which in turn leads to the bedrooms and family bathroom. The truly impressive, double aspect main bedroom features built in wardrobes, elevated views across the garden and a stylish en-suite bathroom with panelled bath, large cubicle shower, twin wash basins and WC.



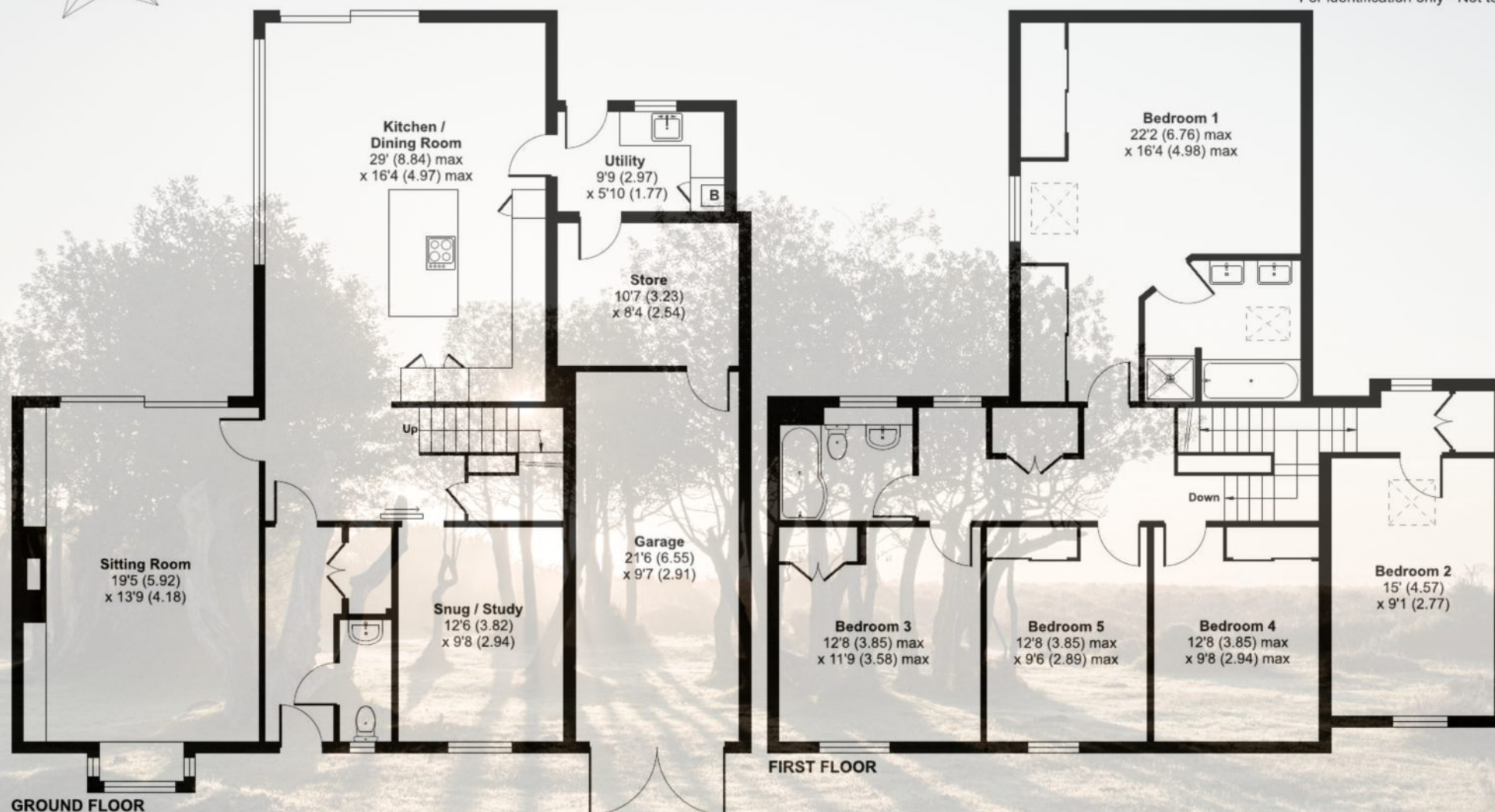


Approximate Area = 2326 sq ft / 216 sq m

Garage = 205 sq ft / 19 sq m

Total = 2531 sq ft / 235 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1270940



## The Property Continued...

Bedroom two is a double room which again enjoys a double aspect. Bedrooms three, four and five are again double rooms which all benefit from built in wardrobes and feature front aspect windows offering views to the front.

A family bathroom with modern suite comprising a panelled bath, wash basin and WC completes the first floor accommodation.

## Grounds & Gardens

The property is approached via a large brick paved driveway offering off road parking and access to the attached timber clad garage. The front lawn features a number of shrubs and small trees, with a slate path leading to the front entrance. Established hedge borders provide a high degree of privacy and seclusion.

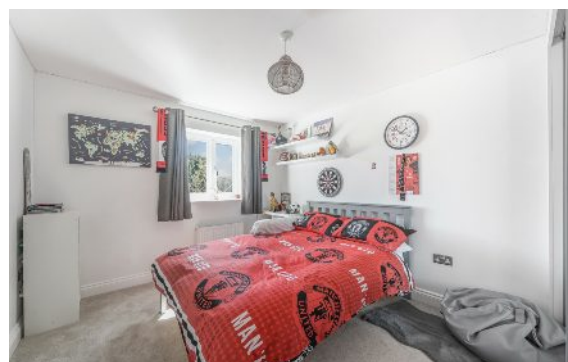
The slate path continues round and down the side of the property to a lovely rear seating/entertaining terrace, which can be accessed from both the sitting room and the kitchen/dining room. The adjoining rear garden is laid to level lawn, with some small trees and a beech hedge to side. There is a summerhouse in the corner of the garden.

## Directions

From our office in Brockenhurst, turn left and proceed up Brookley Road. Take the first right into Sway Road and continue to the end of the road, passing over the railway bridge, before turning right onto the B3055. Continue for approximately three miles, passing the Hare and Hounds pub and the entrance to Peppercorn can be found immediately after on the right hand side.

## Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.







## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 78 Potential: 84

Services: Mains gas, electric, water and drainage

Gas central heating

Property construction: Standard Construction

Flood Risk: Very low

Broadband: FFTP - Fibre to the property directly

Current supplier: Wessex

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyer to check with their provider.

## The Situation

The property sits at the far end of an exclusive cul-de-sac of just five properties on the edge of the delightful village of Sway and only about 200 yards from the open forest.

The delightful Georgian market town of Lymington, famed for its river, marinas, yacht clubs, boutique shops and coastline, is within an easy 4 mile drive across the forest. The neighbouring New Forest village of Brockenhurst, again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18 hole championship golf course.





For more information or to arrange a viewing please contact us:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: [brockenhurst@spencersproperty.co.uk](mailto:brockenhurst@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)