



**Ironshill House** *Brighton Road, Sway, SO41 6EB*

**SPENCERS**  
NEW FOREST









# IRONSHILL HOUSE

BRIGHTON ROAD • SWAY

*A magnificent family residence forming part of an exclusive development of just five properties, this wonderful example of a well presented five bedroom detached family home is situated on a well regarded road in Sway within easy reaching distance of the open forest and local amenities.*

£1,895,000



5



4



4





## The Property

Built in 2003 to an exacting specification by a highly regarded builder, Peter Cross, this superb family home offers beautifully appointed accommodation.

Electric wooden gates grant access to the gravelled driveway which offers parking for several vehicles and leads to the triple garage complex with ancillary accommodation above.

A wooden front door with feature stained glass window above opens into a welcoming entrance hall with exposed brick chimney breast with open fire, providing an ideal area for dining with patio doors leading out to the rear garden, wooden flooring and turning stairwell ascending to the first floor.

To the left of the hall there is a downstairs cloakroom and double doors lead into the living room with a further open fireplace with brick surround and wooden mantel over, patio doors lead out to the rear patio and garden.

A snug is situated off the living room with front aspects. To the right of the hall is a magnificent double aspect open plan kitchen, sun room and utility room.

The kitchen is fitted with a bespoke range of wall and base units and separate island unit providing breakfast seating, all with granite work surfaces. Among the appliances are a Rangemaster Professional cooker with extractor over, integral dishwasher, fridge freezer and twin stainless steel sink with mixer tap.

The dining area benefits from a fireplace with gas fire and brick surround. Double doors open into a light and airy sun room with glazed roof panels and further double doors lead from here out to the rear garden.









# Brighton Road, Sway, Lymington, SO41

Approximate Area = 2973 sq ft / 276.2 sq m (excludes void)

Limited Use Area(s) = 189 sq ft / 17.5 sq m

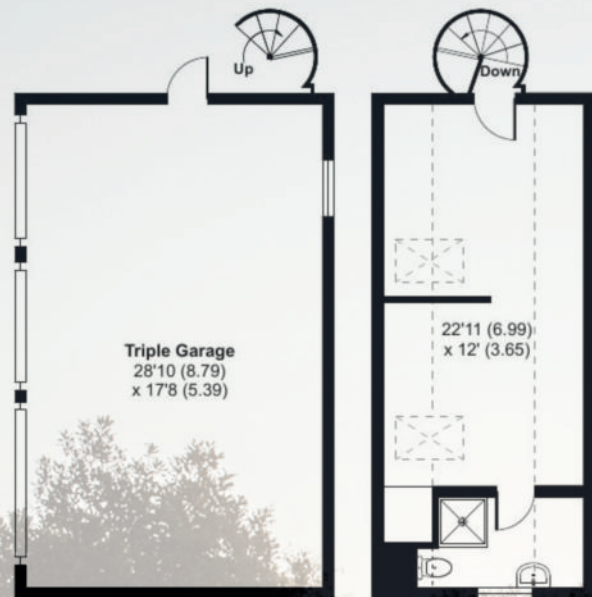
Garage = 686 sq ft / 63.7 sq m

Total = 3848 sq ft / 357.4 sq m

For identification only - Not to scale

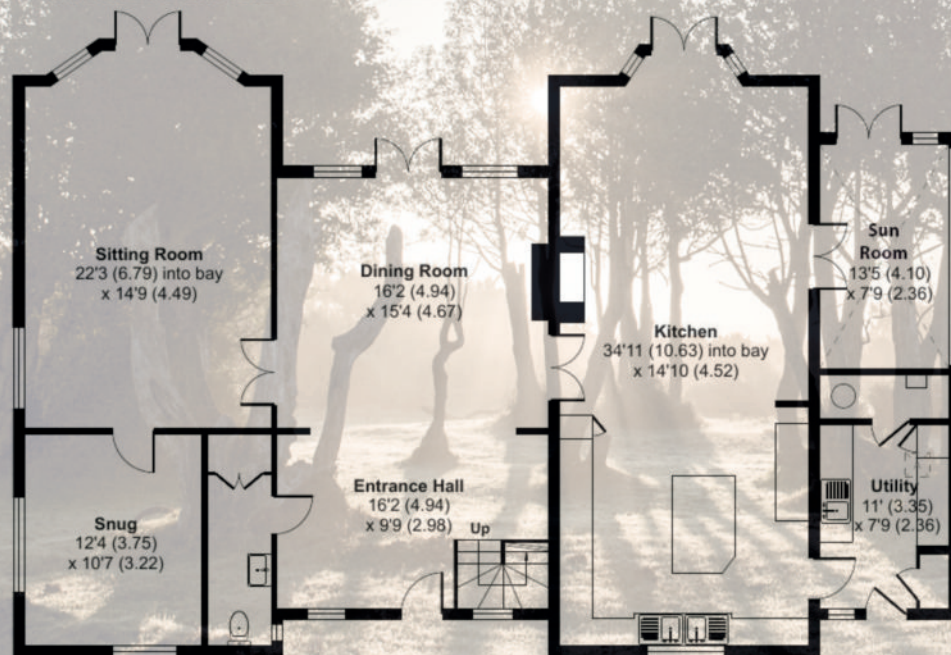


Denotes restricted  
head height

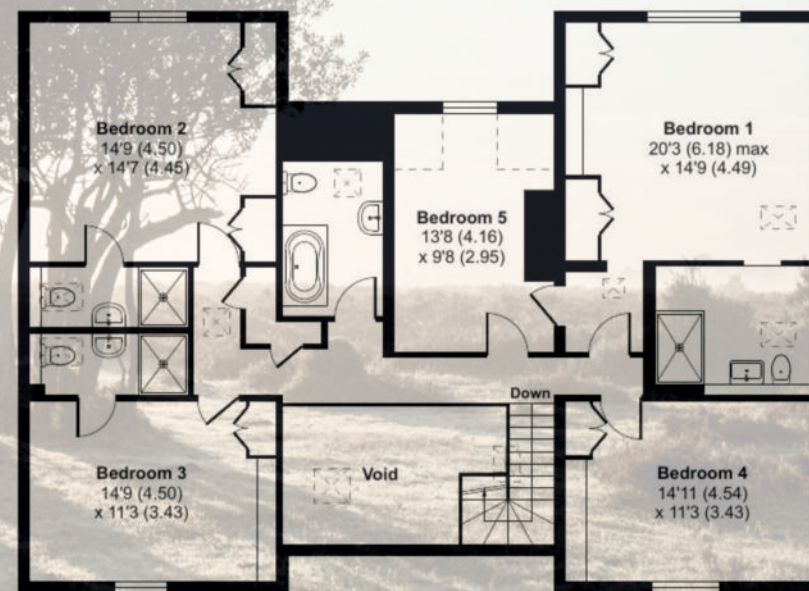


GARAGE GROUND FLOOR

GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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## The Property Continued...

A utility room completes the ground floor accommodation and offers fitted units, stainless steel sink, space for a washing machine, extra fridge and drier, boiler cupboard and door out to the side of the property.

To the first floor, a galleried landing area with double Velux windows leads to the impressive principal bedroom with en-suite bathroom and four additional bedrooms, two of which benefit from their own en-suite facilities with a family bathroom serving the other two bedrooms.

## Grounds & Gardens

To the front, double electric gates open onto a large gravelled driveway providing off road parking for multiple vehicles and access to the triple garage complex. A stairwell adjoining the side of the garage complex leads to the ancillary accommodation set across the width of the garage comprising a sitting room and adjoining shower room.

To the rear of the property the garden extends across the back of the house and is laid to level lawn with established trees, hedges, planted borders, shed/summer house and fenced perimeters. A large terrace immediately abuts the property and wraps around to the side providing access to the front.











## Directions

From our office in Brookley Road turn left and take first right into Sway Road proceed to the end and over the railway line turning right again at the junction passing under the railway line and proceed to the brow of the hill. Take the right on the brow of the hill and then the first left onto Brighton Road. Shortly before reaching the village, turn right into the development where the house names are engraved in the wall on the right hand side of the entrance. Follow the track down and the property can be found in the cul-de-sac on the left hand side.

## Situation

The property is located on a highly regarded road on the periphery of the village of Sway within easy reach of local amenities and the open forest. The village offers a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes) together with a range of shops, a thriving community, well regarded primary school, church, doctor's surgery and the Jubilee fields offering fantastic recreation facilities including tennis courts, a football pitch and a cricket ground all set around a pavilion clubhouse.

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

## Important Notice

Spencers Property 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 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: 75 Potential: 79

Mains gas, electric, water and drainage

Gas central heating

Property construction: Standard construction

Broadband: ADSL Copper-based phone landline

Current broadband Supplier: Zen

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

Mobile coverage: The vendors have advised that the reception can be poor at times. Buyer to check with their provider for further clarity.

Flood Risk: Very low

The property is affected by a Tree Preservation Order (TPO).

## Agents Notes

There is a restrictive covenant which restricts the parking of large vehicles.

The property has a shared drive. There is no annual fee but there is a nominal charge for upkeep.





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

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