



Hazelhurst Farm

Flexford Lane, Sway, Lymington, Hampshire, SO41 6DN

SPENCERS NEW FOREST





# HAZELHURST FARM FLEXFORD LANE • SWAY • NEW FOREST

A most attractive and versatile residential and equestrian estate offering an array of accommodation throughout and extensive array of outbuildings set within circa 9 acres of land offering someone an incredible opportunity for family living or continuing with its current use as an extremely successful business and income stream.

 Main House

 • Kitchen/Breakfast Room • Dining Room • Sitting Room • Three Double Bedrooms • Bathroom

 • W/C • Utility/Laundry Room • Store Room

 The Cowman's Cottage

 • Living Room • Kitchen/Breakfast Room • Bathroom • Double Bedroom

 Orchard Cottage

 • Sitting Room • Kitchen • Double Bedroom • Bathroom

 The Milking Parlour

 • Open Plan Kitchen/Living Room • Bedroom • Shower Room

 Dormouse

 • Open Plan Kitchen/Living Room • Double Bedroom • Shower Room

 Shepherds Crook

 • Open Plan Kitchen/Living Room • Double Bedroom • Shower Room

# • Events Barn • 8 Stables • 2 Corner Stables • Alarmed & Secure Tack Room & Feed Room • Hay Store • Open Fronted Barn

#### Grounds & Gardens

• Total plot extends to just under 9 acres • 10 Paddocks • Floodlit 60 x 20ft Riding Arena

Tennis Court







#### Main House

The impressive main house offers newly refurbished accommodation throughout. On the ground floor you walk through a covered porch into a large hallway with feature fireplace where you can access the main sitting room with bay window and also the large kitchen/breakfast room with a host of both low level and eye level units, AGA and in-built appliances.

The kitchen/breakfast room flows into a beautiful dining room with bi fold doors at the rear and a set of french doors to the side leading out onto the lovely gardens. A doorway from the kitchen leads to a large utility/laundry room with further access to a storeroom. A downstairs W/C completes the accommodation on this floor.

Stairs from a separate hallway lead you to the first floor where there are three double bedrooms and a family bathroom. The principal bedroom offers double aspect views and built in cupboards and bedroom two offering a bright and airy room with bay window overlooking the gardens.

The main house does have the benefit of linking through to the further accommodation referenced as 'The Cowman's Cottage'.

£3,500,000





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## The Cowman's Cottage

Linked to the main house if needed for further accommodation this property is laid out currently as a separate Cottage for the use of the business. The ground floor offers separate access to a lobby with large living room, separate kitchen, family bathroom and stairs leading to the first floor where there is a good-sized double bedroom.





## **Orchard** Cottage

This cottage offers a two-floor layout with where the ground floor accommodation offers a separate kitchen and living room both giving you access via french doors to the garden and with bathroom from the entrance lobby. Stairs lead to the first floor where a double bedroom lies.











# The Milking Parlour

This property gives you an immediate entrance into the main living with open plan kitchen and access to shower room with singular door to the garden. A separate bedroom is accessed from the living room also.



#### Dormouse

The front door access gives you immediate entrance into the living room with open plan kitchen, door out onto the garden and access to both the shower room and double bedroom.









# The Piggery

This corner unit gives you an open plan living room/ kitchen with door to the garden, shower room and separate double bedroom.









# Shepherds Crook

This last unit offers another great space of open plan kitchen/living room with shower room and double bedroom.





Hazelhurst Farm Outbuildings



Illustration for identification purposes only, measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.











#### The Events Barn

A truly idyllic barn offering a completely versatile space for any use. Laid out with high vaulted timber frame ceilings with an expansive living/social space with bar at one end and brick-built smoker and pizza oven at the other. Further benefits to the barn are the separate kitchen and washroom allowing for the versatility of use of entertainment space for further business opportunity or interlinking the residential side of the home. A separate plant room is accessed via an outside door.

## Grounds & Gardens

The property encircles itself around a lovely courtyard patio garden approached to the main house through a gated entrance from the main road giving the benefit of ample seating area for the outbuilding units and off-street parking to the main residence. Further off-street parking for the residential outbuildings sit at the front where you enter from the road. To the right-hand side of the courtyard is a host of further outbuildings ideal for storage and garaging.

Further benefits include a brand new stable block, which was completed in 2019, consisting of eight stables (3.6m x 3.6m), two corner stables (4.9m x 3.6m), alarmed and secure tack room and feed room and mains fed drinking troughs which give benefit to the livery business that is currently being run. Complimented by a large riding school with track leading to the land making this the ideal equestrian element to this fantastic country home.

Total plot extends to just under 9 acres (10 paddocks) with further land totalling approximately 30 acres possibly available by separate negotiation.

Set within the grounds is a tennis court and floodlit 60ft x 20ft riding arena, which is one of the few full size dressage arenas in the area.







# Outbuildings

There are three separate outbuildings that are located on the land with the property offering a variety of usage. Two of the outbuildings sit ideally placed close to the riding school and land access which offer stabling, tack room, storage and hay store.

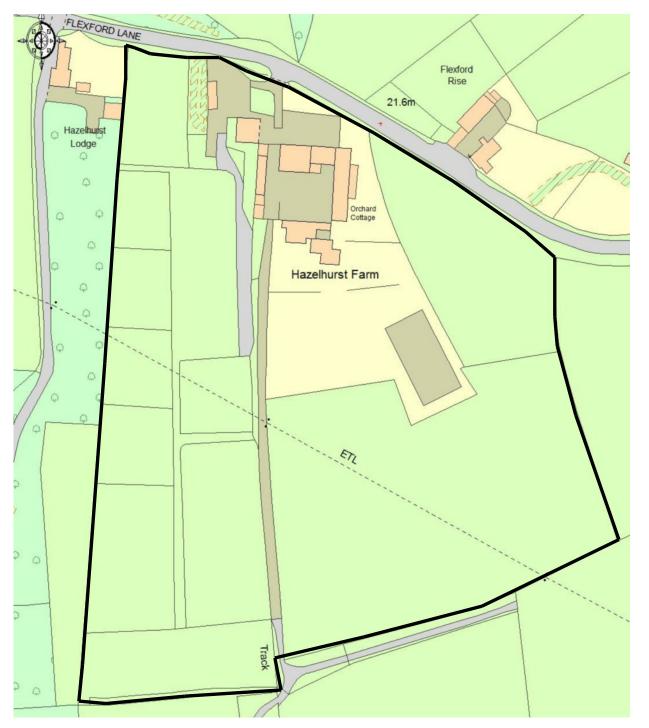
A further outbuilding sits within the courtyard of the main property offering further stables, store room and tack room and also with the added benefit of a large open fronted implement barn ideal for garaging.

#### Directions

From our office in Brockenhurst, turn left and proceed up Brookley Road. Take the first right onto Sway Road and continue to the end of the road, passing over the railway bridge before turning right onto the B3055. Follow the road for approximately three miles before turning left into Barrows Lane. Follow Barrows Lane and turn left into Flexford Lane. The property can then be found after a short distance on the right hand side.

## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.



#### Situation

The property occupies a secluded semi-rural position on the edge of the delightful village of Sway. Nestling on the Southern edge of the New Forest National Park, Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness. The village offers a useful mainline rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a highly regarded primary school, two public houses and a popular Tennis Club.

The Georgian market town of Lymington, famed for its river, marinas, yacht clubs, boutique shops and coastline, is within an easy 4 mile drive over 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.

## **Important Notice**

Spencers of The New Forest 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 for 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 fitments, 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.



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

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