



Eagleswood Farm House *Arnewood Bridge Road Sway, Lymington SO41 6ER*



EAGLESWOOD FARM HOUSE

ARNEWOOD BRIDGE ROAD • SWAY

Set within an idyllic semi-rural setting in the New Forest National Park, Eagleswood Farm House is a beautifully presented and spacious detached home offering in excess of 2,600 sqft of accommodation, complemented by a garage, carport and delightful landscaped wrap-around gardens. The property enjoys a peaceful countryside position with far-reaching views across open fields, while remaining conveniently located for the charming village of Sway, which offers access to the open forest and a range of amenities including a mainline railway station.

The house provides an appealing blend of generous family living space, flexible bedroom accommodation and excellent natural light throughout, with the principal living areas arranged to take full advantage of the surrounding gardens and rural outlook.

Guide Price £1,195,000



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The Property

An impressively spacious glazed porch welcomes you into the entrance hall, providing access to the main living accommodation and immediately establishing the sense of space found throughout the home.

The cosy sitting room is a wonderfully comfortable reception space featuring a wood-burning stove and a large bay window overlooking the front gardens, creating a warm and inviting environment.

At the heart of the home lies the impressive open-plan kitchen/dining/sitting room, a superbly proportioned space designed for modern family living. The contemporary shaker-style kitchen features an extensive central island and a wide range of wall and base cabinets, housing integrated appliances including a double oven, five-ring gas hob and dishwasher, all complemented by wooden work surfaces. The dining area opens via bi-folding doors onto the garden terrace, seamlessly connecting indoor and outdoor living. An overhead roof lantern floods the space with natural light, further enhancing the sense of openness, while attractive tiled flooring completes the room.

Adjoining the kitchen via a small oak staircase is a delightful garden room, a bright and uplifting space enjoying views of the surrounding landscape, perfect as a relaxing sitting area or sunroom throughout the seasons. A further generous utility room provides excellent practical space with additional storage cabinets and a sink.

The ground floor offers three well-proportioned bedrooms, all enjoying pleasant views over the gardens. Two benefit from en-suite bathrooms and double-glazed doors leading out to the garden, providing excellent flexibility for guests, multi-generational living, or home office use. A modern family bathroom, comprising a bath and a separate shower, serves the remaining bedroom on this level.

The first floor provides further versatile accommodation with two additional bedrooms arranged within the roofline. The principal bedroom enjoys particularly impressive proportions and triple aspect views across the surrounding countryside, together with ample storage and a dressing area. The second bedroom would make an excellent study or additional guest room. A bathroom on this level serves both rooms and features a bath with shower over.



Eagleswood Farm House, Arnewood Bridge Road, Sway, Lymington, SO41 6ER

Approximate Area = 2674 sq ft / 248.4 sq m (excludes carport)

Limited Use Area(s) = 78 sq ft / 7.2 sq m

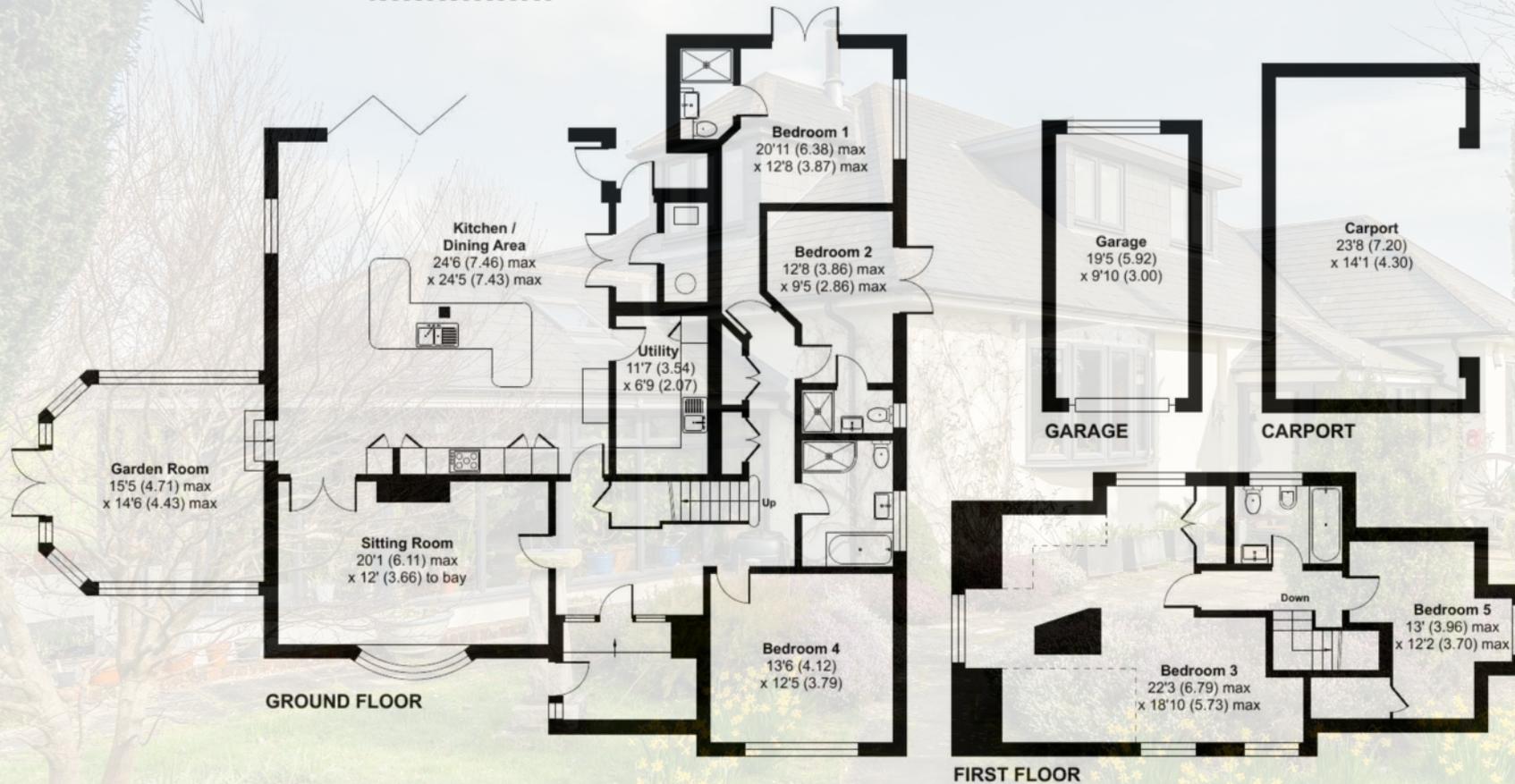
Garage = 191 sq ft / 17.7 sq m

Total = 2943 sq ft / 273.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1421374

Important Notice

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Grounds & Gardens

Eagleswood Farm House sits centrally within beautifully maintained gardens that complement the rural setting, extending to circa half an acre. Thoughtfully landscaped lawns are bordered by mature shrubs, seasonal planting and established hedging, providing both privacy and colour throughout the year.

A generous covered terrace adjoining the kitchen and dining area offers the perfect setting for al fresco dining.

The property is approached via a private driveway which opens onto a large paved parking area with access to the double carport and single garage, providing useful storage including for boats and covered parking.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: B Current: 81 Potential: 83

Services: Mains gas, electric and water

Drainage: Private drainage (new water treatment plant)

Heating: Gas central heating and wood burner

Property Construction: Standard construction

Flood Risk: Very low

Superfast broadband with speeds of up to 28 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

The property also features Solar Panels







Situation

The property is located on Arnewood Bridge Road, a highly regarded rural lane between Sway and Lymington, offering the perfect balance of countryside living and convenient access to local amenities.

Sway is a thriving New Forest village with a mainline railway station providing direct services to London Waterloo, as well as a range of local shops, pubs and community facilities.

The nearby Georgian sailing town of Lymington offers a comprehensive selection of boutique shops, restaurants, marinas and coastal walks.

The surrounding New Forest National Park provides thousands of acres of unspoilt countryside ideal for walking, cycling and riding.

Property Video tour



Please scan qr code to view our video tour



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

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