



Woodslee

Sway Road, Lymington, SO41 8LR



SPENCERS





WOODSLEE

SWAY ROAD • LYMINGTON

A substantial country home of considerable character set on a mature plot which approaches one acre, positioned within striking distance of Lymington and the surrounding open Forest. The property has a superb layout which affords a high degree of flexibility and we feel the versatile layout could prove ideal for family buyers. There is an independently accessed annexe to the side of the property which could accommodate a relative, an au pair or alternatively create a superb home workspace. The house is approached via a tree lined winding driveway which extends back approximately 100ft from the road, in turn wrapping around the property providing access to a large garage complex.

Ground Floor

Kitchen/Breakfast Room • Dining Room • Sitting Room • Study • Utility • Cloakroom • Pantry • Gym • Living Room • Bedroom • En Suite • Mezzanine

First Floor

Principal Bedroom with Walk in Wardrobe, Roll Top Bath and En Suite • Three Further Bedrooms, one with En Suite • Family Bathroom

Outside

Garage • Storage

£1,895,000





The Property

To the front of the property there are far reaching views extending over open countryside whilst to the rear the garden is framed with a mature backdrop of trees and shrubs which provide a high degree of privacy. As can be seen from the photographs the house sits beautifully within the gardens. From both front and rear elevations the house boasts the elegant lines associated with many of the more imposing houses commissioned during the 1930's.

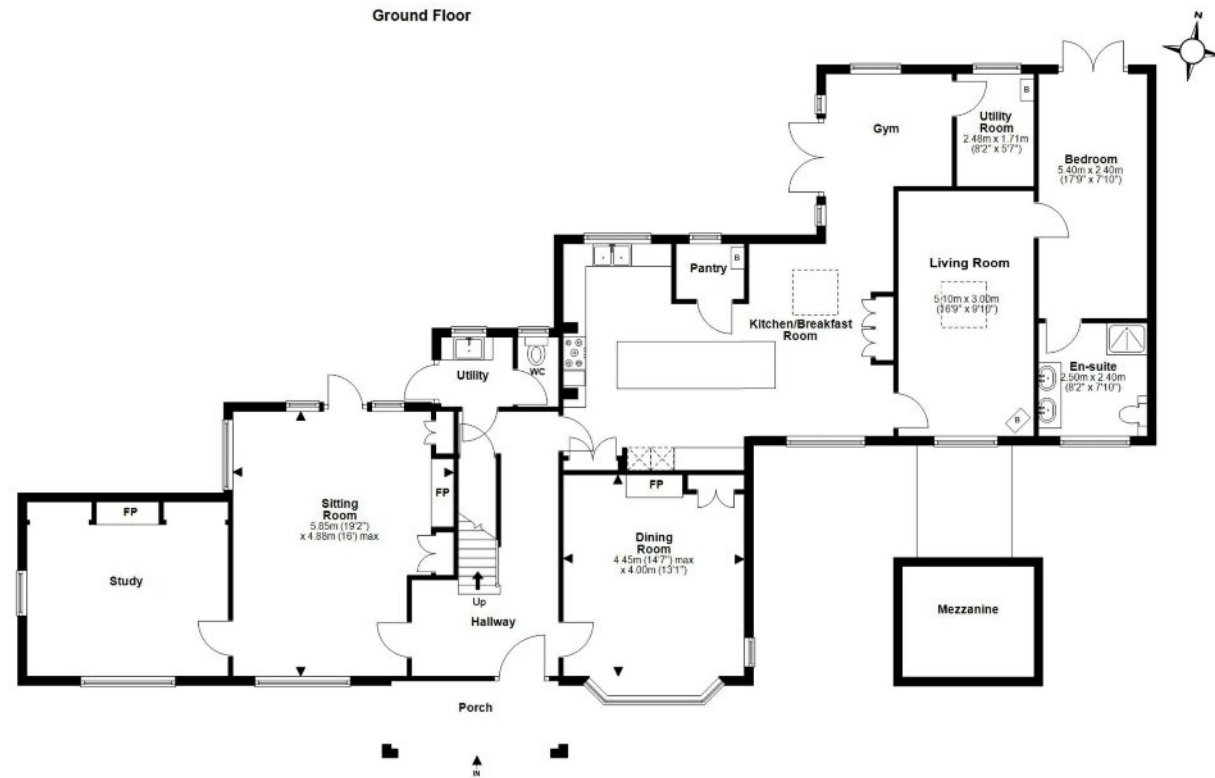
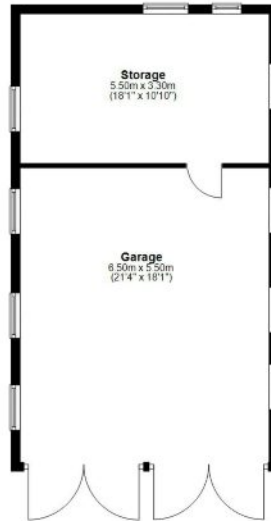
The annexe accommodation is joined to the house via a vaulted hallway and is currently arranged as a large one bedroom with separate lounge, mezzanine, bedroom and contemporary bathroom suite. The positioning of this property provides a superb situation from which to enjoy Coastal and Forest life. With the grandeur of the approach, mature grounds and accommodation in excess of 3000sq/ft, Woodslee offers a wonderful opportunity for buyers looking to acquire their next country residence. The home has three primary reception rooms accessed from the impressive hallway. The study, sitting room and dining room all face south and are filled with character each with an open fireplace, high ceilings and fine garden views. The exquisite kitchen has been extended to link through to the annexe with a vaulted ceiling, gym area, walk in pantry and utility.

The first floor offers four double bedrooms, two with ensembles, a grand family bathroom with free standing bath and separate double shower and a tremendous master suite, also with a free standing bath, and a discreet dressing room. Perhaps the most impressive aspect of the property is the attention to details. The light switches and sockets throughout are by Jim Lawrence, showers and taps by 'Lefroy Brooks', Mandarin Stone marble tiles adorn the master ensuite with matching 'Murano' glass chandeliers in the kitchen and the most glorious 'Timorous Beasties' handprinted wallpaper in the master bedroom. Overall this is an imposing, inviting sumptuous family home that offers comfortable living to the highest standards.





Ground Floor



First Floor



Total Approx Gross Area:
333.7 sqm / 3591.6 sqft















Grounds & Gardens

The property has an impressive gravel drive approach with the front boundary being planted to provide a good degree of privacy. The driveway extends around the house adjacent to the manicured front lawn and leads to the double garage, carport and landscaped gardens. The beautiful rear garden has enclosed boundaries and is extensively laid to lawn with colourful planted borders, discreet produce areas, mature trees, shrubs and bushes. There is a wooden greenhouse and a children's wooden play house in the wooded area. An entertainment patio is adjacent to the rear of the property and enjoys direct access from the drawing room, hallway and kitchen. In addition there is a raised decking area to the rear of the annexe providing an attractive suntrap ideal for alfresco dining. This area also benefits from a hot tub which is sunken in the decking area and outdoor electrics.

The Situation

Despite its secluded setting, Woodslee is within easy reach of local amenities being conveniently situated approximately one and a half miles west of Lymington which offers a range of shops including three supermarkets, a selection of boutiques and a Saturday market. For boating enthusiasts there are two marinas with both permanent and visitors moorings. A mainline railway station, serving London Waterloo in 1 hour 30 minutes, is 4 miles away in Brockenhurst.

Directions

From our Lymington office turn right and continue to the one way system and keep right onto the Southampton Road. Continue for approximately one mile and just after the The Toll House Inn turn left into Sway Road. Continue along for approximately half a mile where the gates to the property will be found on the right hand side.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Tenure: Freehold

Council Tax: G

EPC: D Current: 64 Potential: 71

Property Construction: Standard construction

Utilities: Mains gas, electric & water. Private drainage via septic tank which the property has sole use of. The tank is located within the boundary of the property.

Heating: Gas central heating

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Superfast broadband with download speeds of up to 61mbps available at this property (ofcom)

Parking: Private driveway and garage

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 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.



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

74 High Street, Lymington, Hampshire, SO41 9AL

T: 01590 674222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk