



Clayton Farm *Arnewood Bridge Road, Sway, SO41 6DA*

SPENCERS
NEW FOREST





CLAYTON FARM

ARNEWOOD BRIDGE ROAD • SWAY • NEW FOREST

An incredibly rare opportunity to acquire a detached house with an attached annexe and a number of useful outbuildings set in an exceptional plot extending to approximately 1.4 acres on an elevated south westerly facing site overlooking paddock land across the Mead End Valley. Originally a working farm, the current dwelling is now in need of complete refurbishment and offers a wonderful opportunity to create a new and bespoke family residence in a truly outstanding location.

The Property

The current property extends to approximately 2090 sq ft and has a two bedroom, two storey 1370 sq ft annexe. The property offers potential for extension or the creation of a replacement dwelling (subject to the necessary planning consents being granted).

The existing ground floor accommodation comprises an entrance hall, a triple aspect 23ft sitting room with fireplace, kitchen with a range of fitted units, dining room, large utility room and wc. To the first floor a landing area links to five bedrooms and a bathroom with scope to create an additional bathroom. The annexe benefits from a separate kitchen, sitting room across the rear of the property and separate dining room and ground floor bathroom with the first floor offering 2 bedrooms.

The property is currently configured so that the principle living rooms and bedrooms enjoy a southerly orientation and wonderful views across the grounds and fields beyond.

£1,400,000



7



4



2

FLOOR PLAN

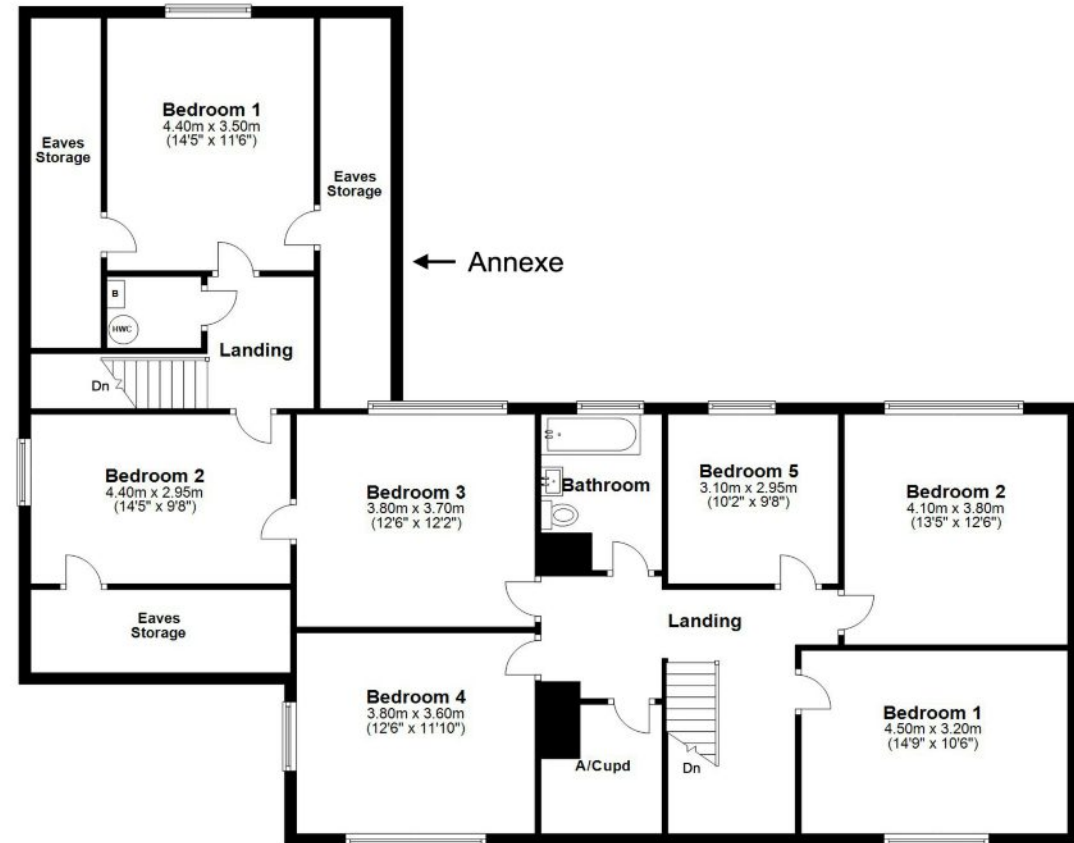
Approx Gross Internal Areas

Main House: 188.5 sqm / 2131.3 sqft
 Annexe: 127.7 sqm / 1374.5 sqft
 Outbuildings (on separate page): 198.0 sqm / 2131.3 sqft
Total Approx Gross Area: 514.2 sqm / 5534.8 sqft

Ground Floor



First Floor





Grounds & Gardens

The property is approached via an unmade lane opening into an area of off road parking for several vehicles. The stunning grounds surrounding the property comprise areas of terraced garden, orchard and paddocks enjoying a lovely open aspect and then sloping gently down to the rear post and rail boundary. To the front aspect an established treeline provides a good degree of privacy.

Set within the grounds to the rear is a 47'ft. large Barn, with workshops, additional storage and double garage set to the side providing very useful and versatile outbuildings.

In total the grounds extend to approximately 1.4 acres.

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 two miles passing through the village of Sway, past the turn for Station Road into Arnewood Bridge Road and take the right hand lane just as the road bends to the left. The property can be found further along the lane on the left hand side.



Services

Tenure: Freehold

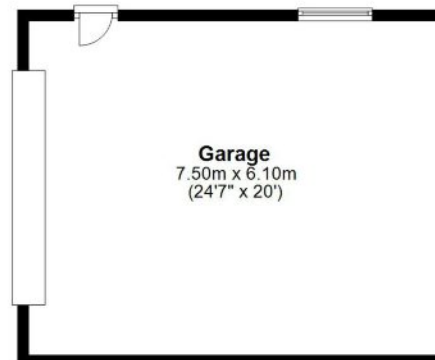
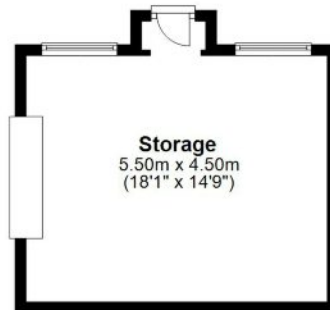
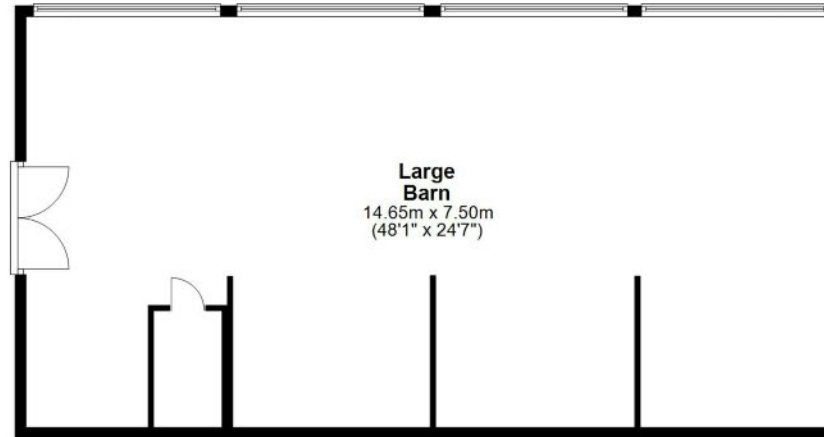
Services: Mains gas and electric

Private drainage

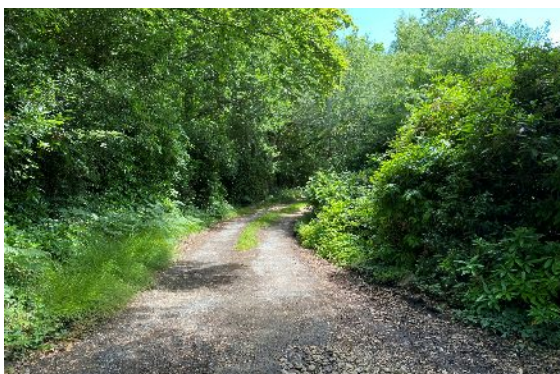
Energy Performance Rating: E Current: 39 Potential: 78

FLOOR PLAN

Ground Floor



Outbuildings (not necessarily in correct position/orientation):
198.0 sqm / 2131.3 sft



Situation

The property occupies a semi-rural position on the edge and within a short walk 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. Sway boasts a vibrant community with an annual carnival, a village hall with activities ranging from archery to yoga, as well as cricket, football and tennis clubs. 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.

Viewing

By prior appointment only through sole selling agents Spencers of the New Forest

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 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com