



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Woodhay

Manchester Road • Sway • Lymington • SO41 6AS



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Well presented and modernised, this spacious four double bedroom, two bathroom detached home benefits from a wrap around rear garden, garage, carport and driveway parking for multiple vehicles. Ideally situated just moments from the open forest and within walking distance of local shops and amenities, the property offers a wonderful balance of convenience and outdoor lifestyle.



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£680,000

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## Key Features

- Large kitchen/dining room with bi-fold doors opening out to the garden room
- Utility room and cloakroom
- Four first floor bedrooms, the master with en-suite shower room
- Driveway parking for multiple vehicles
- Located in quiet area, within easy reach of village shops and open forest
- Sitting room with wood burner
- Integral garage with additional carport to the side
- First floor family bathroom
- Good size enclosed rear garden with shed and greenhouse
- EPC Rating: D



# Description

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Located moments away from the open forest and close to the village centre, this well presented and spacious four bedroom. two bathroom detached house offers versatile, light and airy accommodation, with the benefit of a private garden, garage, carport and driveway parking for multiple vehicles.

Large covered porch with front door and glazed side panel leading into the good size entrance hall. Stairs rising to the first floor with understairs cupboard and additional cloaks cupboard. Generous size cloakroom with WC, wash hand basin and window to the front aspect. Door leading through to the integral garage.

Door from hallway into the sitting room, with feature log burner and large front aspect window. Bi-fold doors opening through to the dining area which is open plan to the kitchen. The modern kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with ample worktops, with one and a half bowl single drainer sink unit with mixer tap over and window above overlooking the rear garden. Range of built-in appliances include a double oven, microwave, gas and electric hob and extractor fan. Space for tall fridge freezer. From the kitchen there is a door to the utility room where there is a further sink, matching cupboards and space and plumbing for washing machine and tumble dryer. Window and door to rear, leading out to the rear garden. The dining area has ample room for table and chairs and there are bi-fold doors leading into the conservatory/garden room which is glazed to three sides and has two sky light windows and double doors opening out to the rear garden.

Spacious first floor landing with window to the side aspect, airing cupboard, hatch to loft space and doors to all rooms. Master bedroom with fitted wardrobes with sliding doors, window to the front aspect and en-suite

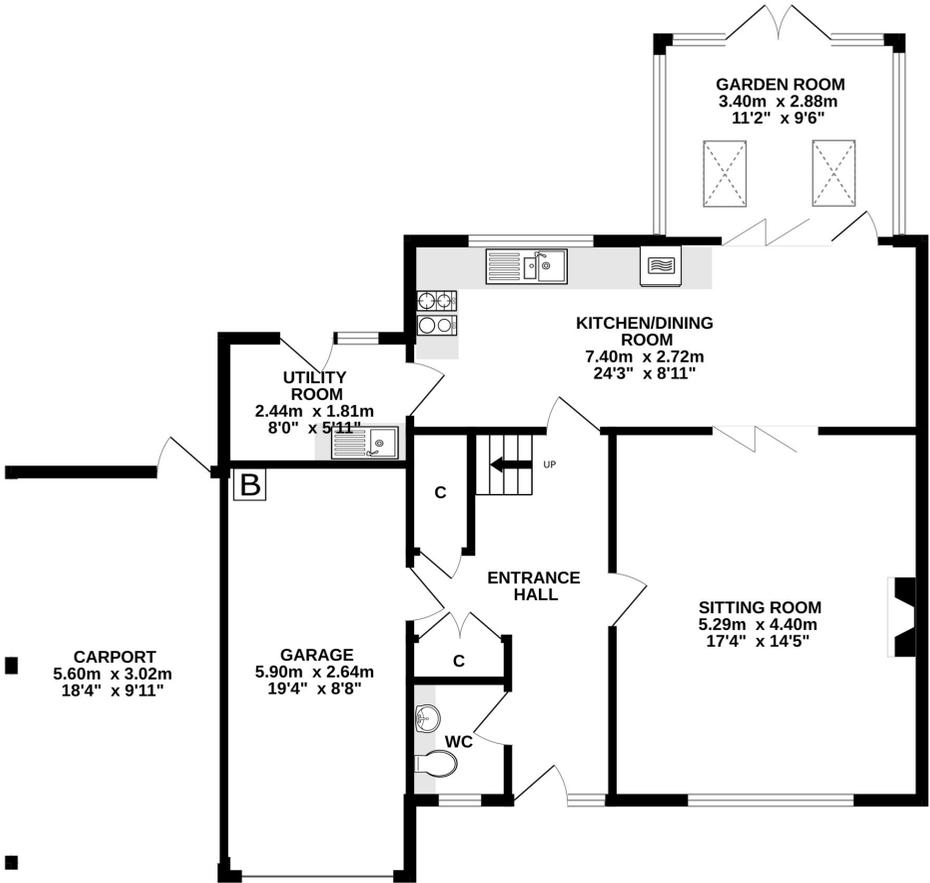
shower room, which is fully tiled with shower cubicle, WC, wash hand basin and heated towel rail. Bedroom two has a built-in wardrobe and window to the rear aspect. Bedroom three has a window to the front aspect. Bedroom four has a built-in wardrobe and window to the rear aspect. Family bathroom with panelled bath with mixer shower over and folding glass shower screen. WC and wash hand basin, with inset vanity storage. Hybrid heated towel rail which works on main central heating and operates on electricity too, with the push button and timer situated on the wall outside the bathroom. Window to the side aspect.

To the front of the property there is a good size driveway affording generous parking that leads up to both the carport and integral garage with up and over door. Outside tap, lighting and electric point. The boiler is located in the garage and there is power and light. Access to both sides of the property lead through to an established and well enclosed, private garden with good size shed and greenhouse, and there is an area of patio and the remainder laid to lawn.

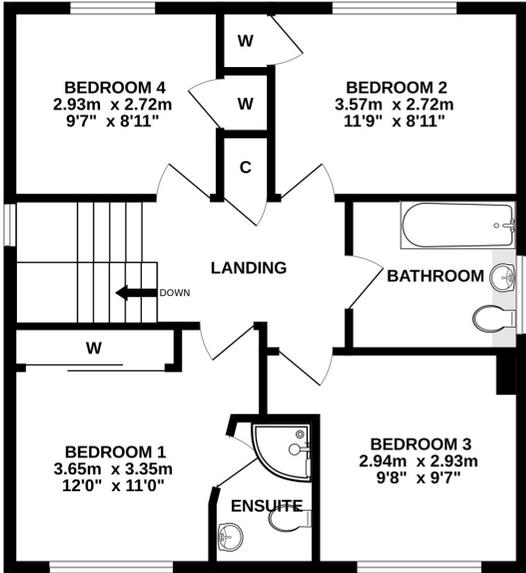
This delightful property is located within the popular village of Sway. Nestling on the Southern edge of the New Forest National Park, Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness. The village offers a useful mainline rail connection (London Waterloo 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 four-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, and a popular 18-hole championship golf course.

# Floor Plan

GROUND FLOOR  
104.8 sq.m. (1129 sq.ft.) approx.



1ST FLOOR  
58.1 sq.m. (625 sq.ft.) approx.



WOODHAY  
TOTAL FLOOR AREA : 162.9 sq.m. (1753 sq.ft.) approx.  
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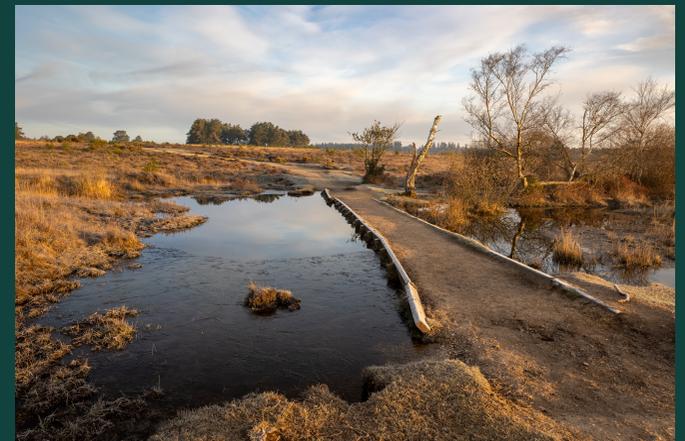
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For more information or to arrange a viewing please contact  
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