



Switchells

Birchy Hill, Sway, SO41 6BJ

SPENCERS
NEW FOREST





SWITCHELLS

BIRCHY HILL • SWAY • NEW FOREST

An elegant five bedroom country house with grounds extending to over 13 acres in the New Forest. Presented in immaculate condition having just finished a refurbishment programme and extension to a high specification.

Situated in a secluded location, the property extends to 5207 sq. ft. and is set centrally within the grounds of beautiful mature gardens and paddock land with new stable block and barn.

£3,250,000

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The Property

Believed to have been built in the early part of the last century, this home of great charm has retained many original character features and has been extended and refurbished to a high high specification for modern day living which includes an extension to create a magnificent kitchen and principal bedroom suite.

The accommodation is on a wonderfully grand scale with large, opulent rooms epitomising the finest properties of the era.

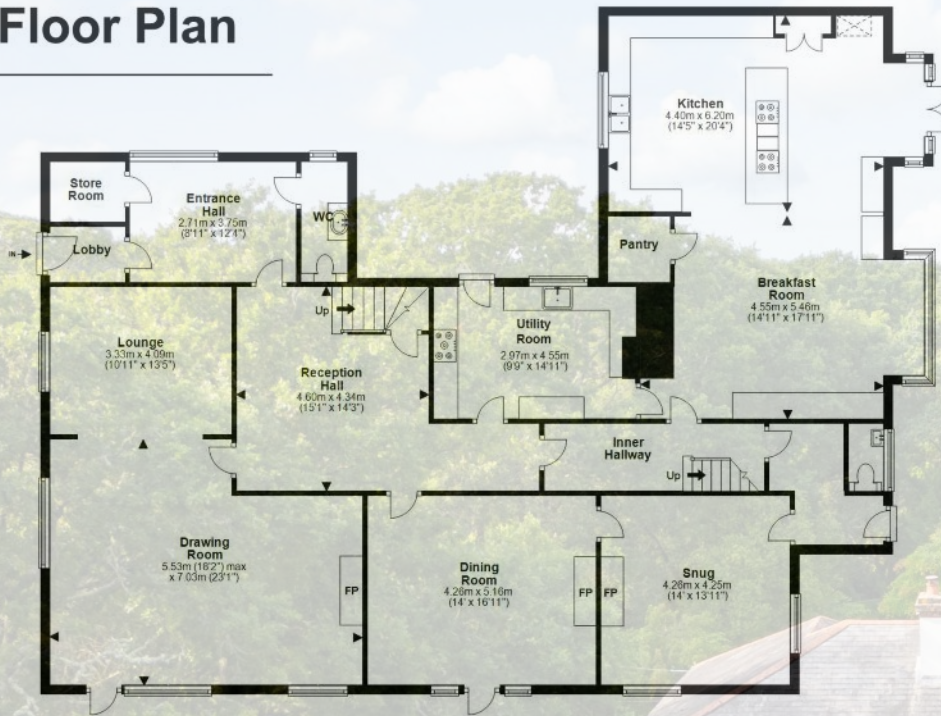
An impressive reception hall following on from the large entrance vestibule, features natural pine flooring and a sweeping staircase rising to a galleried landing with a decorative chandelier. From the reception hall there is access to the principal living accommodation which includes a superb 'L' shaped double aspect drawing room, a formal dining room and a study, all of which benefit from feature fireplaces including two new log burning stoves and enjoy a southerly aspect with views across the gardens. Both the drawing room and adjoining dining room also open out onto the rear terrace and make an ideal space for entertaining.

The magnificent kitchen has been designed using Smallbone and Mark Wilkinson craft built kitchen units and with a large Italian marble topped island, oak double fronted freestanding larder and a separate pantry cupboard. Features of this large and light kitchen include underfloor heating and water softener, Wolf range cooker, dishwasher and integrated wine fridges. The ample work surfaces are topped with Italian marble. A generous dining space is positioned in front of the large bay window and separate French windows lead to the gardens. The adjacent utility, also with underfloor heating, provides ample solid wooden hand painted storage again with Italian marble worktops, Kohler sink with inbuilt waste disposal, Wolf range cooker, dishwasher, under counter drinks drawers and cold storage drawers. From the kitchen there is a back hallway to a second staircase, a boot room and second cloakroom as well as a door to the gardens and another to the family snug.



Floor Plan

Ground Floor



First Floor



Second Floor



Approx Gross Internal Areas

Ground Floor: 222.0 sqm / 2390.7 sqft

First Floor: 215.9 sqm / 2323.9 sqft

Second Floor (excl loft space): 45.8 sqm / 493.0 sqft

Total Approx Gross Area: 483.8 sqm / 5207.3 sqft



The Property Continued...

At the top of the staircase is an extensive galleried landing which leads to the five bedrooms and four bathrooms, all with underfloor heating. A second staircase rises again to the generous media room. The new principal bedroom suite enjoys triple aspect windows, a dressing area and large en suite shower room with twin basin sinks. The beautiful guest suite has double aspect windows and an en-suite bathroom, also accessible from the landing. Two large double rooms are linked and enjoy access to a generous shower room. Finally a pretty double bedroom with ample fitted cupboards is served by the family bathroom. Another staircase gives access back down to the ground floor.









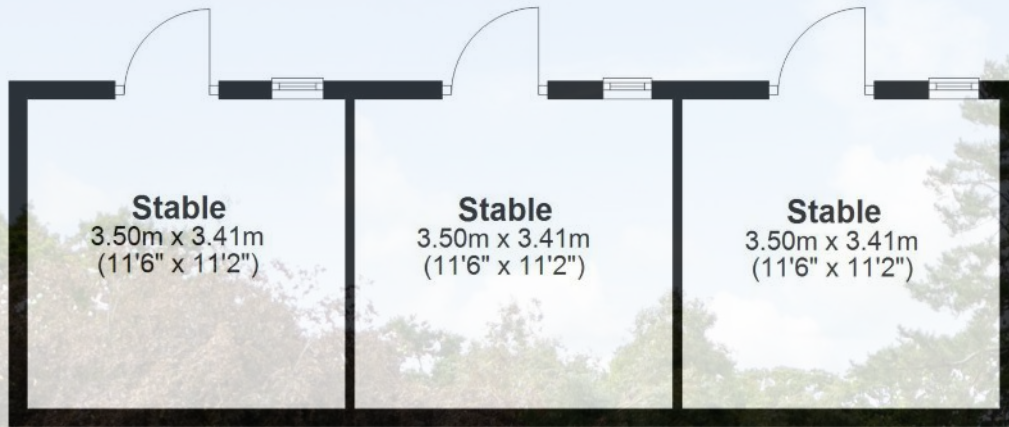
Grounds & Gardens

The property benefits from two entrance points from Birchy Hill. One is currently a long gravelled track with an electric gate and passing through the gardens and along the side of the house to an area of parking for multiple vehicles, a double garage, workshop and log store. The second is currently a grassed over hardcore track crossing over one of the paddocks and passing the newly constructed stable block containing 3 stables. There is a separate newly constructed open barn in a nearby paddock.

The wonderfully established grounds surround the property and extend in total to 13.61 acres comprising gardens, paddocks defined by new post and rail with stock fenced areas, hedgerow borders and an informally arranged orchard. A paved sun terrace adjoins and extends across the front of the house. The grounds lend themselves to equestrian use and provide a great space for children and entertaining, as well as a high degree of privacy. Agent Note: The owners have installed a Hydrowise automated watering system fed by spring water from Switchells Woods and stored in an underground tank.

Switchells Outbuildings

Floor Plan



Approx Gross Internal Areas

Garage Block: 43.5 sqm / 468.2 sqft

Stable Block: 36.4 sqm / 391.8 sqft

Barn: 43.5 sqm / 468.2 sqft

Total Approx Gross Area: 118.8 sqm / 1278.7 sqft



The 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.

Services

Mains water, gas and electric

Drainage: Private

Energy Performance Rating: D Current: 66 Potential: 77

Council Tax Band: H



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Viewing

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

Points of Interest

Sway Train Station	0.7 miles
Brockenhurst Golf Club	2.2 miles
Ballard (Private School)	3.4 miles
Brockenhurst Train Station	3.5 miles
Lymington Hospital	3.6 miles
Lymington Health & Leisure	3.9 miles
Priestlands Secondary School	3.9 miles
Waitrose Lymington	4.4 miles
Tesco New Milton	4.5 miles



The Local Area

On the southern edge of the New Forest is the delightful and historic village of Sway; lying three miles from the coastal town of Lymington and five miles from the coast.

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 centre offers a good degree of diversity, with a contemporary arts hub, a choice of popular pubs, a popular cafe/deli, an award-winning butcher's, a village store and a post office among others. The village primary school, St. Luke's is rated 'outstanding' by Ofsted making the area popular with young families

A mainline rail station linking to London Waterloo adds to the allure for commuters and while there's easy access to the open forest for dog walking and cycling, Sway is off the usual tourist track making it feel peaceful and relaxed. Sway's claims to fame include the 200-foot high Sway Tower, the tallest structure constructed of non-reinforced concrete and an iconic landmark of the New Forest. The countryside around Sway was also the setting for Captain Marryat's work 'The Children 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:

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