



Lower Mead End Farm

Mead End Road, Sway, SO41 6EH



SPENCERS





LOWER MEAD END FARM

MEAD END ROAD • SWAY

An exceptional country residence set in one of the New Forest's most idyllic positions, Lower Mead End Farm is a beautifully restored five-bedroom farmhouse dating back over 200 years. Discreetly positioned within just under 6.5 acres of private grounds, the property has been meticulously renovated to an exacting standard, seamlessly blending period character with refined modern/contemporary living.

Timber beams, vaulted ceilings and exposed brickwork sit effortlessly alongside bespoke finishes and high-specification fittings, creating a home of both warmth and understated elegance.

£1,995,000



5



3



3

Main House

- 5 Bedrooms • 3 Bathrooms • Sitting Room • Snug
- Kitchen/Breakfast Room • Utility Room • Study

Grounds & Gardens

- Grounds extending to circa 6.2 acres • 3 Barn • 6 Stables • 3 Pig Pens
- Tack Room • Car Port • Summer House • Menage • Feed Store



The Property

The entrance is via a practical yet beautifully appointed boot room, thoughtfully designed to serve both country life and modern convenience. With bespoke cabinetry, space for appliances and a utility sink, it provides an ideal transition from the outdoors into the heart of the home.

The kitchen is truly the centrepiece — an impressive semi-vaulted space with exposed beams, enhancing both scale and character. A comprehensive range of bespoke shaker style kitchen units lines the rear and side elevations, complemented by a substantial peninsula island with breakfast seating. Integrated Miele appliances are seamlessly incorporated, delivering both performance and aesthetic harmony all finished all finished with quartz worksurface throughout.

Flowing naturally from the kitchen is a striking dining area, defined by an exposed brick feature wall and expansive glazing that opens onto the terrace. Designed for both intimate dinners and larger gatherings, this space further enjoys a wonderful connection to the gardens beyond and connects both the main living area and kitchen beautifully.

Beyond double doors lies this magnificent barn conversion sitting room — a dramatic, vaulted space with exposed beams and brickwork, centred around a log-burning fireplace. Bifold doors open fully onto the grounds, allowing the interior and exterior to merge effortlessly during the warmer months.

The ground floor offers exceptional versatility. Two well-proportioned double bedrooms are positioned off the main living areas. One enjoys access to a contemporary shower room and is set slightly apart on a lower level, offering privacy ideal for guests or multi-generational living. Another currently serves as a study, providing flexibility according to lifestyle requirements.

A charming snug, complete with log burner, offers an additional retreat — a cosy counterpoint to the grandeur of the barn living space. A further entrance to the property sits to the other side of the home toward the front with the benefits of a well-designed porch style entrance and providing downstairs W/C.



The Property Continued...

Upstairs, the sense of calm continues. A smaller double bedroom is served by a stylish shower room, while the principal suite enjoys a peaceful rear aspect overlooking the grounds. This generous space incorporates a dressing area with built in units and a beautifully appointed four-piece en suite, creating a luxurious private sanctuary.

Property Video Tour



Please scan qr code to watch our video tour



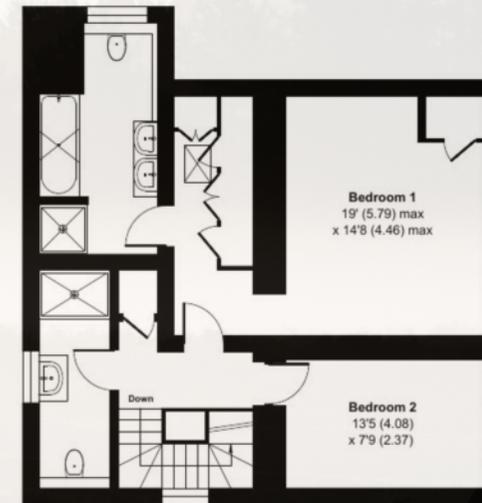
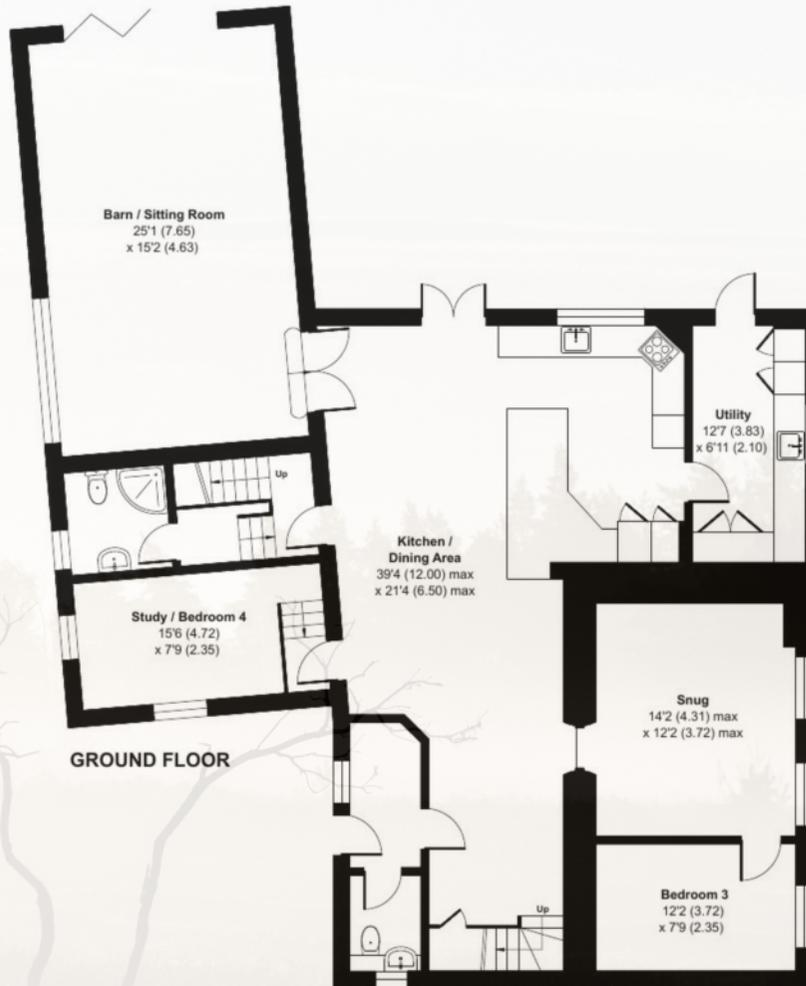
Lower Mead End Farm, Lower Mead End Road, Sway, Lymington, SO41 6EL

Approximate Area = 2604 sq ft / 241.9 sq m

Outbuilding = 2474 sq ft / 229.8 sq m

Total = 5078 sq ft / 471.7 sq m

For identification only - Not to scale



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: 1397039

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.



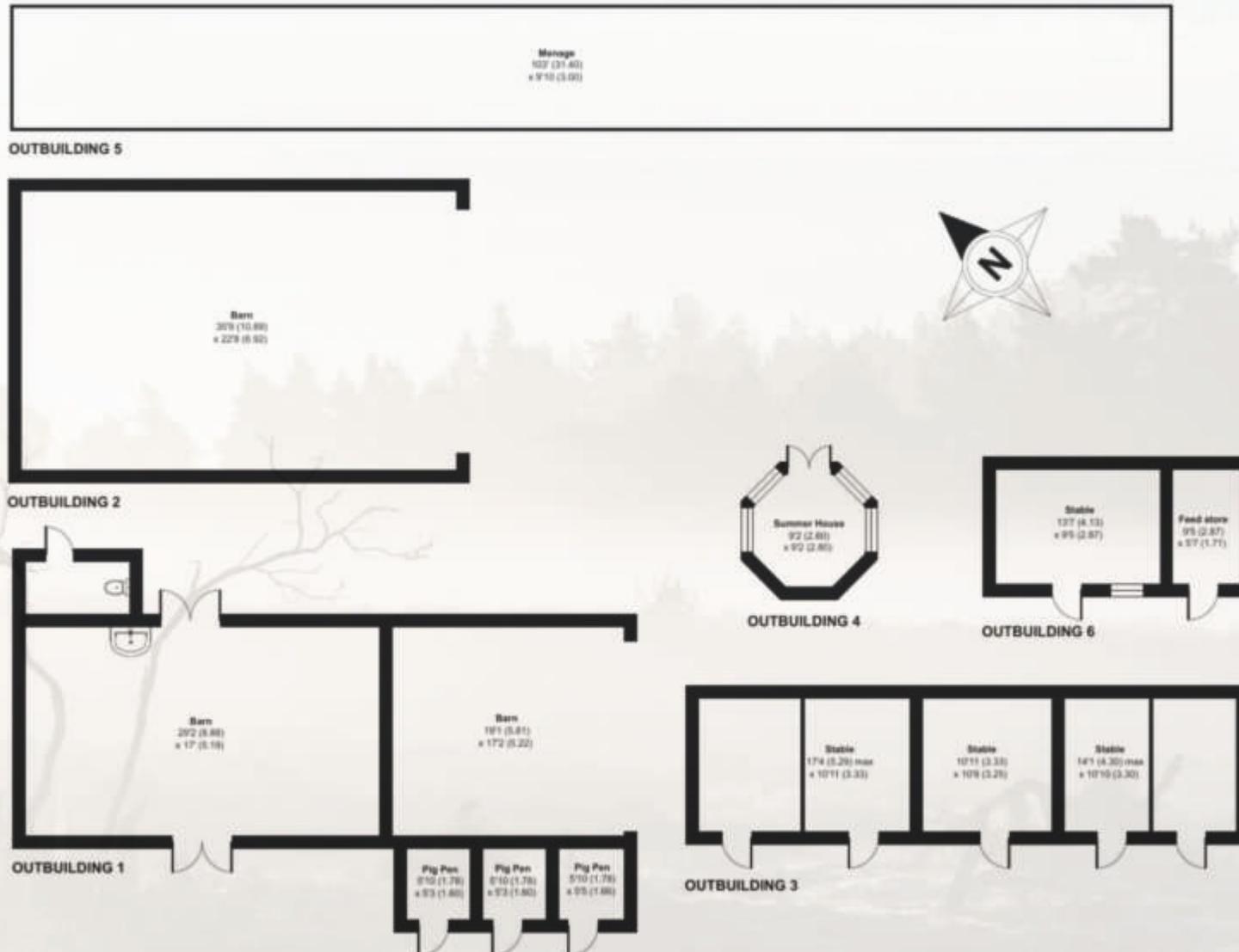
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Grounds & Gardens

Electric gates open to a sweeping driveway leading past the stabling and barns to the rear of the property, where ample parking is provided.

The land extends to over six acres and is thoughtfully divided into established paddocks bordered by woodland, creating both privacy and a quintessential New Forest backdrop. A well-positioned riding school further enhances the equestrian credentials.

Immediately behind the house, a generous terrace with water feature provides an elegant setting for outdoor dining and entertaining, directly accessed from the principal reception rooms. Beyond lies an expanse of lawn that gently transitions into the surrounding paddocks, affording uninterrupted green views and a profound sense of space.

Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 61 Potential: 69

Services: Mains electric and water

Drainage: Private drainage

Heating: Oil fired heating, open fire and wood burner

Property Construction: Part Cobb, brick standard construction

Flood Risk: Low

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property.

Full Fibre 900: Up to 900 Mbps down, 450 Mbps up, unlimited data

50% Discount applied to broadband subscription for access to land

Discount for 25 years.

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

Rights of Way: National grid





Outbuildings & Equestrian

The outbuildings are both substantial and beautifully integrated into the setting, enhancing the property's lifestyle appeal. Creating a premium equestrian property with fantastic, easy access to the open forest.

Two traditional brick-built barns, complete with attached piggeries and a gardener's W.C., offer significant scope for storage or further adaptation. An additional open-fronted barn provides further practical space, ideal for garden storage.

The equestrian facilities are particularly well-considered. A brick-built stable block provides six stables arranged around a smart hardstanding area, conveniently positioned near barn storage and tack rooms. A further detached stable offers an additional box and feed store, allowing for comprehensive equine management within the privacy of your own land and giving easy access to your paddocks.

A charming summer house enjoys an elevated outlook across the gardens and paddocks — an idyllic spot from which to take in the tranquillity of the setting.



Situation

The property is quietly situated in a prime New Forest location within a short walk from the village of Sway and the open forest. Sway 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. There is access into the forest via the cattle grid which is just 300 yards from the farm. The famed Georgian market town of Lymington, renowned for its river, marinas and yacht clubs offers a diverse range of shopping, leisure and educational facilities, along with a branch line connection to Brockenhurst (approx. 4 miles north east) that again provides a rail connection to London (Waterloo) in approximately 90 minutes. Access to the forest just a short walk/ride via Boundway.



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

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