



SPENCERS

NEW HOMES

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# St Luke's Fields

SWAY | LYMINGTON | SO41 6AD

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# Welcome to *St Luke's Fields*

FUNDED BY BARWOOD CAPITAL

*An exquisite collection of three-bedroom detached and semi-detached family homes, combining contemporary living with elegant, practical design. Each home offers generous living space, high-quality finishes and a timeless aesthetic that sits comfortably within its surroundings; as well as a 10-year warranty.*

*Set in the heart of the sought-after village of Sway, the development enjoys excellent connectivity, including mainline rail links, alongside a strong community feel, well-regarded schools and a range of local amenities.*

*Surrounded by the natural beauty of the New Forest, residents can enjoy the perfect balance of countryside tranquillity and modern convenience, with scenic walks, open heathland and village charm all close at hand.*



# Radnor Row Site Plan Overview

- Rufus  
3 bedroom detached house
- Exbury  
3 bedrooms
- Wootton  
3 bedrooms
- Landford  
3 bedrooms
- Tyrell  
3 bedroom detached house
- Burley  
3 bedroom detached house
- Otterwood  
3 bedrooms
- Affordable  
Housing



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# The Exbury

## Plot 1 and 38

The 'Exbury' is an attractive three-bedroom detached home, thoughtfully designed to offer flexible and well-balanced accommodation arranged over two floors. Finished to a high standard throughout, the property is ideal for modern family living and home working alike, with the benefit of an adjoining garage.

The front door opens into a welcoming entrance hall, which provides access to the main ground-floor rooms and stairs rising to the first-floor landing. From the hallway, there is a convenient downstairs WC.

To the front of the property is a dedicated home office/snug, providing a quiet and practical workspace, ideal for remote working or study.

Moving through the hall, the property opens up into a generous open-plan kitchen and breakfast area, fitted with contemporary units and ample worktop space. This sociable kitchen space flows seamlessly into the dining area, making it perfect for both everyday family meals and entertaining.

Adjacent to the dining area is the main living room, offering a comfortable and relaxing space with pleasant views over the garden and direct access outside, allowing natural light to flood the room.

The ground floor also benefits from a separate utility room, providing additional storage and space for appliances.

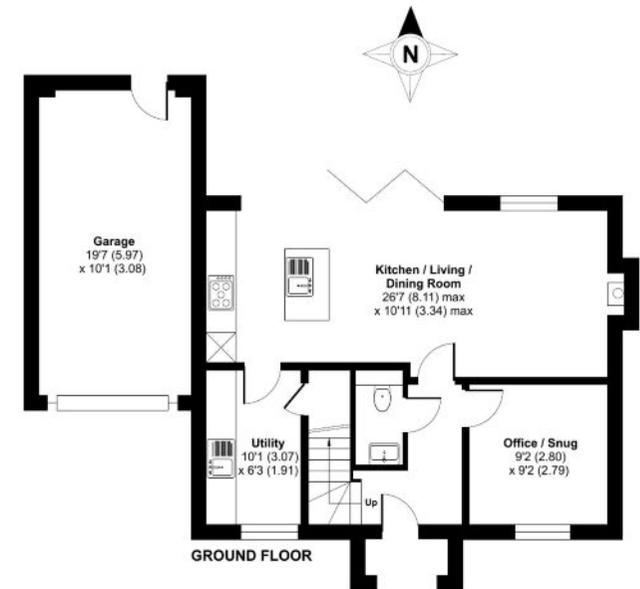
Upstairs, the first-floor landing gives access to all three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room featuring a private en-suite shower room. Bedroom two is another comfortable double bedroom, while bedroom three is a small double room, suitable for a child's bedroom, guest room or additional home office.

The modern family bathroom serves bedrooms two and three and is finished in a contemporary style to match the rest of the home.

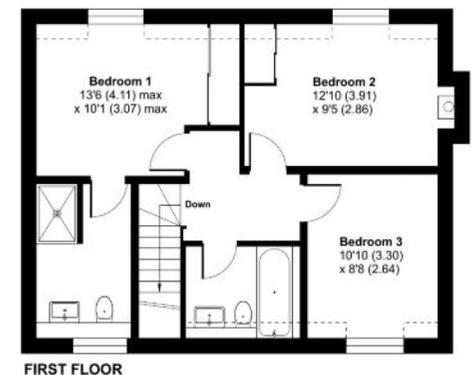
Wardrobes shown on this floor plan are optional and available at an additional cost.



## Ground Floor



Denotes restricted head height



## First Floor

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# The Rufus

Plot 4, 7 and 29

The 'Rufus', a beautiful three-bedroom, two-bathroom new build detached home offering versatile and well-planned living space, finished to an exceptional standard with the benefit of an adjoining garage.

A covered porch leads to the front door, opening into a welcoming entrance hall with stairs rising to the first-floor landing and access to all ground-floor rooms.

To the front of the property, the main sitting room provides a comfortable and quiet living space with pleasant outlook to the front. Continuing through the hallway, you will find a handy downstairs WC.

To the rear of the property, the hall opens into a generous open-plan kitchen and dining area, forming the heart of the home. The kitchen is fitted with a range of modern units, complemented by a peninsula island that provides additional storage and breakfast bar seating, all finished with quartz worktops.

The dining area sits alongside, making this space ideal for both everyday family life and entertaining, with

direct access out to the garden via bi-fold doors that allow plenty of natural light to flood in.

Upstairs, the landing provides access to all bedrooms and the family bathroom. The main bedroom benefits from a private en-suite shower room. Bedroom two is another comfortable double bedroom, while Bedroom three is a well-proportioned single, ideal as a child's room, guest room or home office.

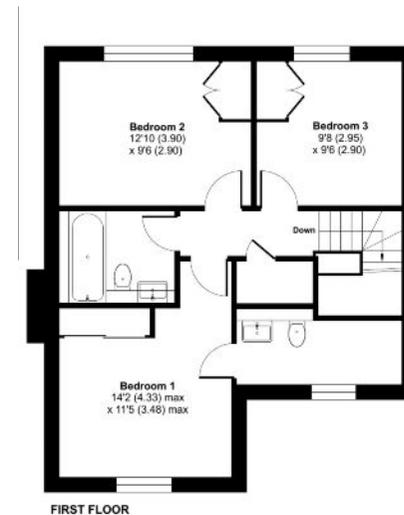
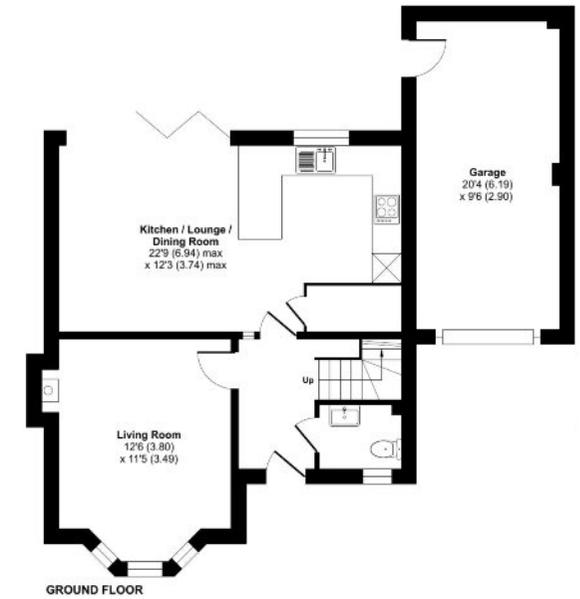
The modern family bathroom serves bedrooms two and three and is finished to the same high standard.

Outside, the rear garden is mostly laid to lawn with a patio area, perfect for outdoor dining and relaxing. The garden is fully enclosed with fencing, creating a peaceful and private space, and also benefits from convenient side access leading to the front of the property.

Wardrobes shown on this floor plan are optional and available at an additional cost.



## Ground Floor



## First Floor

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# The Burley

## Plot 5 and 6

The 'Burley' is an attractively designed three-bedroom semi-detached family home, thoughtfully laid out to offer flexible living accommodation alongside modern comforts and practical storage solutions and benefits from an attached garage.

You are welcomed into the property via the main entrance, opening into a central hallway that provides access to the principal ground floor rooms, along with a convenient downstairs WC.

To the front of the home sits the living room, a comfortable and inviting space featuring a bay window that allows plenty of natural light to flood in, creating an ideal setting for relaxing or entertaining. Moving through the property, the hallway leads to the impressive kitchen/breakfast room at the rear. This contemporary space is well-proportioned and thoughtfully arranged, complete with a central island providing additional work surface and informal seating.

The kitchen flows seamlessly into the adjoining dining area, making it perfectly suited to modern family living and social occasions. From here, access is provided to the rear garden, extending the living space outdoors.

Rising to the first floor, the landing leads to all three bedrooms and the main family bathroom.

The principal bedroom enjoys a pleasant outlook and is complemented by a private en-suite shower room.

Bedrooms two and three are both well-sized rooms capable of accommodating double beds and are served by the contemporary family bathroom located off the landing.

Additionally, a built-in airing cupboard is also thoughtfully positioned on this floor.

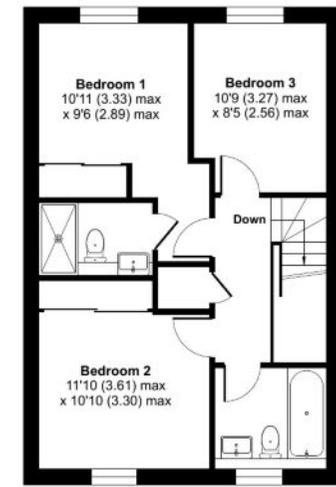
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## Ground Floor



GROUND FLOOR



FIRST FLOOR

## First Floor



# The Landford

Plot 8, 9, 40, 41, 43 and 44

The 'Landford' is a beautifully designed three-bedroom semi-detached family home, offering a thoughtfully arranged layout that blends modern open-plan living with well-proportioned bedrooms and practical storage throughout.

You are welcomed into the property via the main entrance, opening into a bright and inviting hallway that provides access to the principal ground floor rooms. From here, there is a convenient downstairs WC and access to the staircase rising to the first floor.

To the front of the home sits the living room, a comfortable and welcoming space ideal for everyday family living.

To the rear, The Landford opens into a generous kitchen/breakfast room, thoughtfully set out with an L-shaped arrangement of units. This contemporary kitchen flows seamlessly into the adjoining dining area, creating a sociable open-plan layout perfect for entertaining and family meals. Bi-folding doors from the dining area lead out to the rear garden, extending

the living space outdoors and enhancing the sense of light and space.

Upstairs, the first-floor landing leads to all three bedrooms and the family bathroom.

The principal bedroom is a well-proportioned double room and benefits from its own modern en-suite shower room.

Bedrooms two and three are both generously sized and capable of accommodating double beds, making them ideal for family members or guests.

These rooms are served by a contemporary family bathroom accessed from the landing.

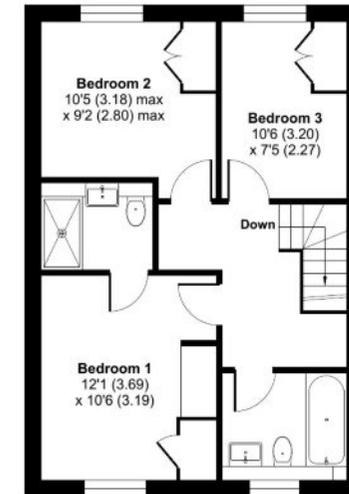
Wardrobes shown on this floor plan are optional and available at an additional cost.



## Ground Floor



GROUND FLOOR



FIRST FLOOR

## First Floor

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# The Otterwood

Plot 30, 31, 32, 33, 34, 35, 36 and 37

The 'Otterwood' is a beautifully designed three-bedroom semi-detached family home, offered with no onward chain and off-street parking. Combining high-quality finishes with energy-efficient living.

You are welcomed into the property via the main entrance into a bright and inviting hallway, leading to both the living room and the kitchen/breakfast area, along with a convenient downstairs WC.

The front living room is spacious and filled with natural light through a charming bay window, creating a warm and inviting atmosphere. At the rear, the living space opens seamlessly into a bespoke kitchen, fitted with quartz work surfaces and thoughtfully designed units along the wall. A central island provides additional storage and a breakfast bar, flowing into a delightful dining area – an ideal space for social entertaining or family gatherings. Bi-fold doors open from this area to the rear garden, extending the living space outdoors. The ground floor is further enhanced by under-floor heating throughout.

Upstairs, the first-floor landing leads to all three bedrooms.

The principal bedroom overlooks the rear garden and benefits from a modern en-suite shower room.

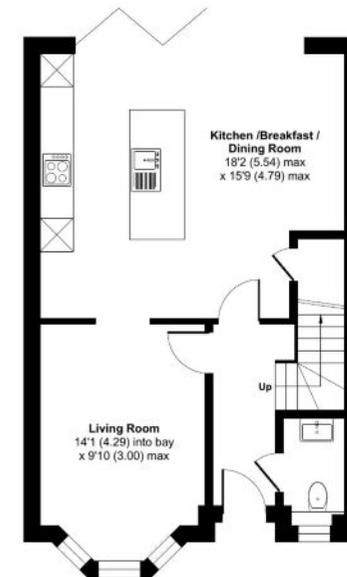
Bedrooms two and three, situated at the front and rear respectively, comfortably accommodate double beds and are served by a contemporary family shower room accessed from the landing.

Externally, the property enjoys a fully fenced garden predominantly laid to turf, easily accessible through the bi-fold doors from the kitchen/dining area – perfect for outdoor entertaining or relaxing in a private setting.

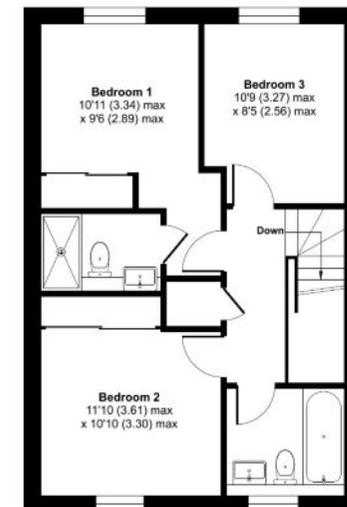
Wardrobes shown on this floor plan are optional and available at an additional cost.



## Ground Floor



GROUND FLOOR



FIRST FLOOR

## First Floor

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# The Tyrell

## Plot 39

The 'Tyrell' is an impressive three-bedroom detached family home, offering generous and flexible living accommodation arranged over two floors, alongside the added benefit of a detached garage.

You are welcomed into the property via the main entrance, opening into a spacious and inviting hallway. From here, there is access to a convenient downstairs WC, and the staircase rising to the first floor.

To the front of the home sits a separate sitting room with a bay window, providing a cosy and versatile space ideal for relaxation or use as a snug or home office.

Moving through the property, the hallway leads to the heart of the home: an expansive open-plan kitchen/breakfast area that flows seamlessly into the dining space. The kitchen is thoughtfully arranged to maximise both functionality and storage, while the adjoining dining area is perfectly positioned for family meals and entertaining. This space opens into the main living area, which is enhanced by a bay window and enjoys an abundance of natural light, creating a bright

and welcoming atmosphere. Doors from the dining area provide access to the rear garden, extending the living space outdoors.

Upstairs, the first-floor landing leads to all three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room and benefits from its own modern en-suite shower room. Bedrooms two and three are both generously sized, making them ideal for family members or guests.

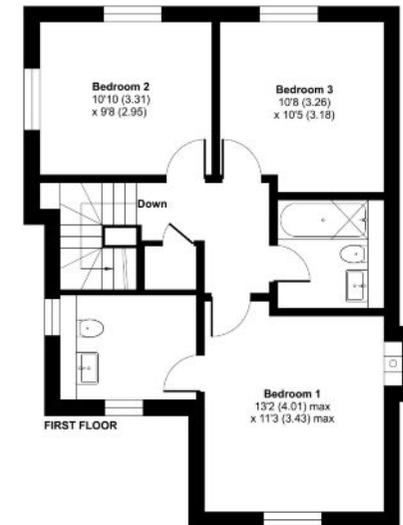
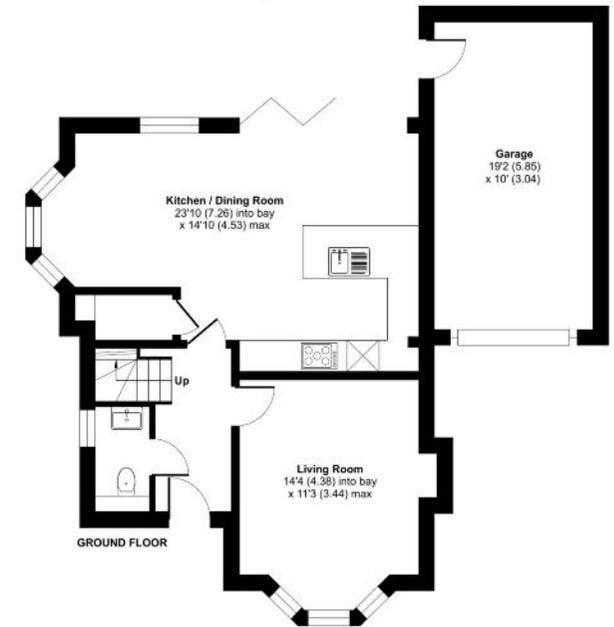
These rooms are served by a contemporary family bathroom located off the landing, while an additional storage cupboard further enhances practicality.

Externally, The Tyrell is complemented by an attached garage, providing secure parking or additional storage, and the rear garden offers an ideal space for outdoor dining, entertaining, or relaxing.

Wardrobes shown on this floor plan are optional and available at an additional cost.



## Ground Floor



## First Floor

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# The Wootton

## Plot 42

The 'Wootton' is an attractive three-bedroom detached family home, offering a well-balanced layout with generous living space, modern open-plan design, and the added benefit of a garage.

You are welcomed into the property via the main entrance into a central hallway, which provides access to the principal ground floor rooms, along with a convenient downstairs WC. The staircase rises from the hallway to the first floor.

To the front of the home sits the living room, a comfortable and inviting space featuring a bay window that allows natural light to fill the room, creating a warm and welcoming atmosphere.

To the rear of the property, the home opens into a spacious kitchen/breakfast room, thoughtfully arranged around a central island that provides additional work surface and informal seating.

This contemporary space flows seamlessly into the adjoining dining area, making it ideal for modern family

living and entertaining. Doors from the dining area lead out to the rear garden, extending the living space outdoors and enhancing the sense of light and space. The ground floor also benefits from internal access to the garage, adding further practicality.

Upstairs, the first-floor landing leads to all three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room and benefits from its own modern en-suite shower room.

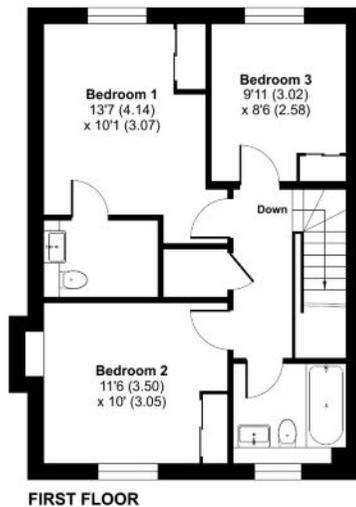
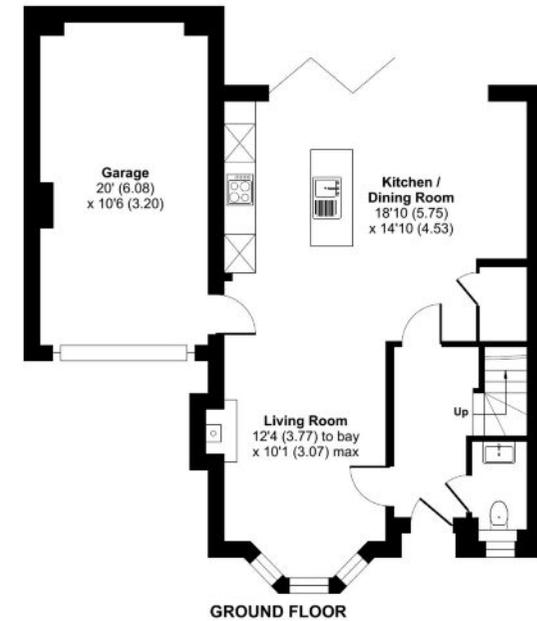
Bedrooms two and three are both generously sized, making them ideal for family members or guests.

These rooms are served by a contemporary family bathroom accessed from the landing, whilst a built-in storage cupboard further enhances the functionality of this floor.

Wardrobes shown on this floor plan are optional and available at an additional cost.



## Ground Floor



## First Floor



# Specification

## Internal Finishes

### INTERNAL DOORS

- Premium Cottage style Semi-Solid Doors in white

### MULTIMEDIA PLATE

- Multiplex plate to consist of: 2x double sockets, 2x F Type satellite, 1x BT point and 1x TV point located in the living room of all homes

### BT POINTS

- Additional BT points in the Kitchen/Dining/Family Room/Study and Bedroom 1 of all homes, where applicable
- Pre-wired for BT Fibre ready for Openreach

### INTERNAL LIGHTING

- Downlights to Kitchen/Bathroom/Ensuite/WCs
- Pendant lighting to all remaining rooms

### ALARMS

- Smoke, heat and carbon monoxide detectors fitted

### SATELLITE

- Pre-wired for Sky Q at multimedia plate

### TV POINTS

- Additional TV points in the Kitchen/Dining/Family Room/Study and Bedrooms of all homes, where applicable

## Kitchen Finishes

### KITCHEN FURNITURE

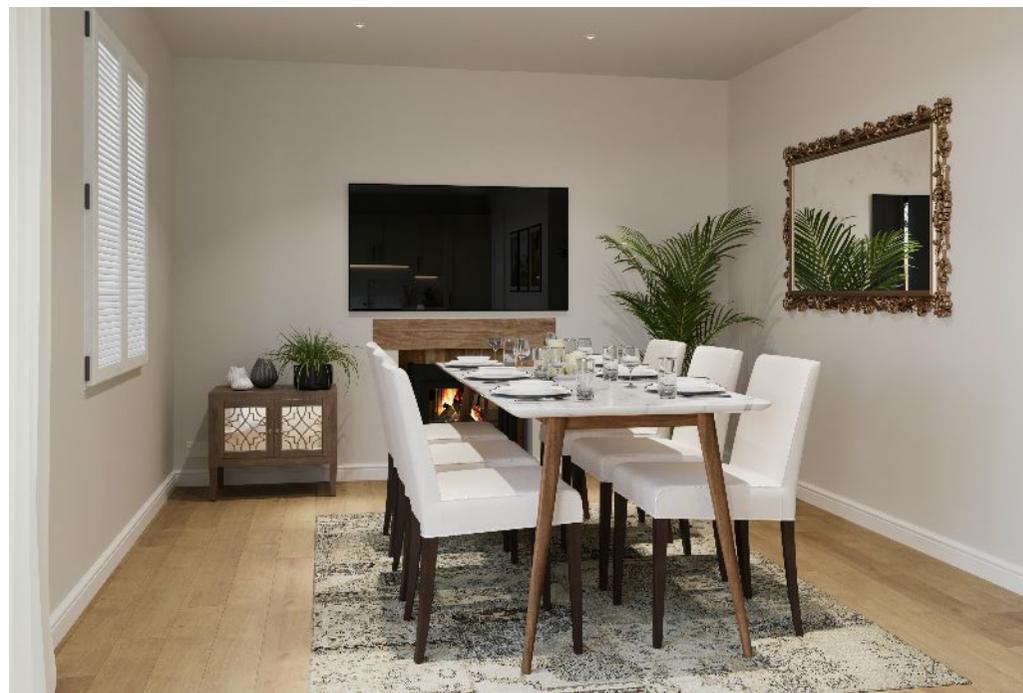
- Shaker style units to Kitchen/Utility

### WORKTOPS

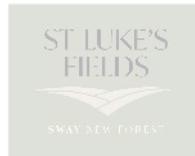
- Combination of Quartz and Laminate worktops to Kitchen/Utility

### APPLIANCES

- Bosch Single Oven
- Bosch Induction Hob
- Prima Integrated Extractor Hood
- Hotpoint/Indesit Integrated Fridge/Freezer
- Dishwasher
- Bosch Microwave, where applicable







## Bathroom Finishes

### BASINS

- Fairford Vanity Unit to Cloakrooms
- Ambience Vanity Unit to Bathrooms/Ensuites

### BATHS

- Fairford Bathroom Suites to all homes

### FLOOR TILING

- Porcelanosa Floor Tiling to all Bathrooms/Ensuites

### SHOWER FIXTURES

- Fairford Shower Kits to all Ensuites and above all Baths

### WALL TILING

- Half height Porcelanosa ceramic tiling to all walls with sanitaryware
- Full height tiling to all shower enclosures (where applicable) and around bath area
- Half height to all of WC with brushed chrome trim

### HEATING SYSTEM

- Daikin air source heat pump

### RADIATORS

- Flowmaster compact radiator throughout all first floors
- Chrome Towel Radiators to all Bathrooms/Ensuites

### HEATING CONTROL

- Underfloor zoned heating to all ground floor with individually controlled thermostats
- Radiators controlled by Honeywell thermostats

## Plumbing & Electrical Finishes

### EXTERNAL PLUMBING

- All homes fitted with outside tap

### LIGHTING

- Sensor light fitted to the front of all homes

### ELECTRIC VEHICLE CHARGING

- 32AMP external socket fitted to all homes for EV charger

All floor plans, renderings, and dimensions are approximate and for marketing purposes only. Actual construction may vary. The builder reserves the right to modify plans, specifications, materials, and features without prior notice. This brochure does not constitute a contractual offering.





SWAY 1

WILVERLEY 2 3/4  
WOOTTON 3

BROCKENHURST 2 3/4  
BATTRAMSLEY 2 1/4



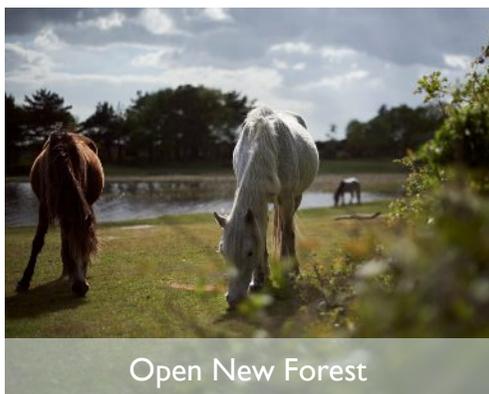
## The Situation

The development is situated in a highly desirable position on Church Lane, in the heart of the popular New Forest village of Sway. The village centre is within easy walking distance and offers a range of amenities including local convenience stores, a doctors' surgery, public house and the well-regarded St Luke's Primary School. Sway also benefits from a mainline railway station with direct services to London Waterloo in approximately 115 minutes.

Church Lane provides nearby access to the open New Forest, with the Hare & Hounds public house close by, offering excellent walking opportunities. The market town of Lymington, known for its river, marinas, yacht clubs, boutique shops and coastline, lies approximately 4 miles to the south. Brockenhurst, also with a mainline rail connection, offers further leisure, shopping and educational facilities, together with an 18-hole championship golf course.

## Points of Interest

St Luke's Primary School	0.2 miles
Hare & Hounds Public House	0.3 miles
The Silver Hind	0.3 miles
Sway Village Centre & Amenities	0.3 miles
New Forest National Park	0.4 miles
Sway Railway Station	0.4 miles
Brockenhurst Village	2.5 miles
Brockenhurst College	3.3 miles
Lymington Town	3.7 miles



Open New Forest



Vibrant Community Feel



Local Eateries & Pubs



Lymington Market Town



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