



**Priestfield House**

*Sway Road, Pennington, Lyminster, SO41 8LJ*

**SPENCERS**  
COASTAL





*Situated in the New Forest National Park this 1920's built detached four bedroom country house which has recently been totally refurbished through out and offers offers a great amount of charm and character as well as delightful, mature grounds of about one acre.*

### The Property

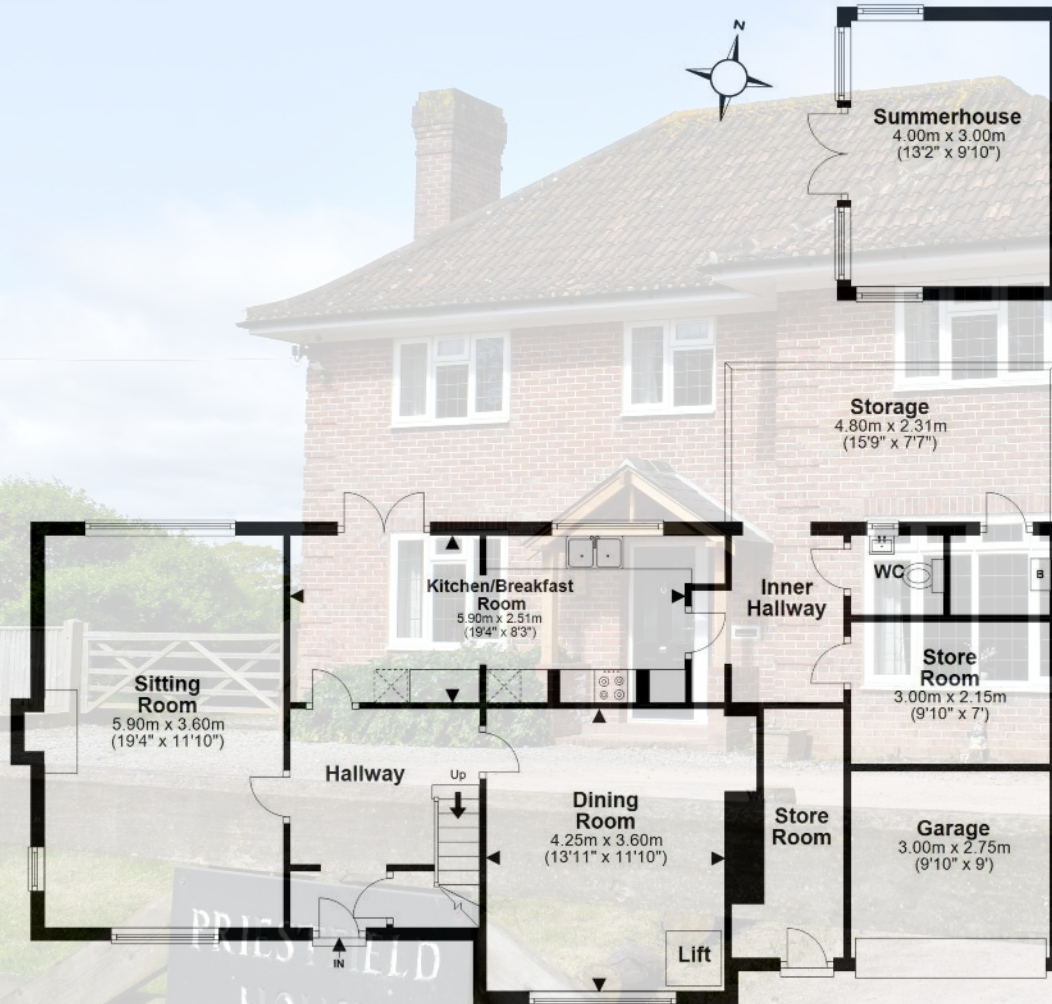
A covered porch opens in to the spacious hallway with stairs to the first floor and a storage cupboard for boots, coats and umbrellas. The whole house has been redecorated with new carpets throughout. The lounge has a double aspect with windows front and back and a feature fireplace. There is a separate dining room with a front aspect and a newly installed lift to the bedroom above. The kitchen/breakfast room over looks the formal gardens and has double doors leading out to the patio and a range of fitted cupboard units and work tops with integrated appliances. A stable door leads through to an inner hallway with a ground floor cloakroom and access to the integrated garage.

**£975,000**



# FLOOR PLAN

## Ground Floor

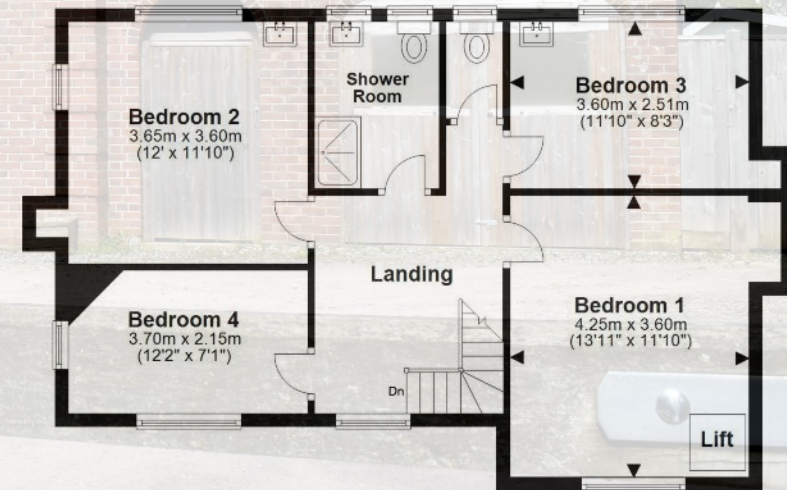


## Approx Gross Internal Areas

Main House: 129.1 sqm / 1390.1 sqft  
Summerhouse: 12.0 sqm / 129.4 sqft  
Garage & Storage Block: 30.4 sqm / 327.0 sqft

**Total Approx Gross Area:  
171.5 sqm / 1846.5 sqft**

## First Floor





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*The property is well situated close to the open forest at Sway and within easy reach of Lymington Town.*

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### **The Property continued . . .**

Stairs rise to the first floor to the sizable landing and the four double bedrooms and the new family bathroom.



### **Directions**

From our office in Brockenhurst turn left and proceed up Brookley Road. At the junction, take the first right into Sway Road and continue for approximately one mile, passing over the railway bridge to the end of the road. Turn right onto the B3055 and continue for approximately two miles before taking the fifth turning on the left into South Sway Lane. Continue along South Sway Lane for approximately two miles to the end of the road and turn left onto Sway Road. Proceed for a short distance and the property is the last house on the right hand side before the road bends.



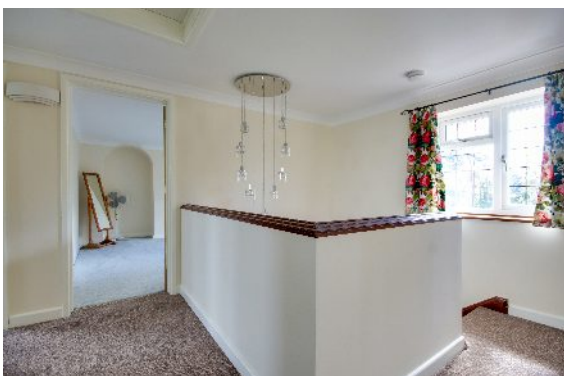
## Grounds & Gardens

The beautiful and well established grounds offer a good degree of seclusion and extend in total to approximately one acre. To the front of the property is a gravel carriage drive and mature established planting providing good screening and provides a high degree of privacy. A driveway extends to the side of the house via a five bar gate and provides access to the garden and barn. There is an additional five bar gate to the right of the property which also gives access to the rear paddock. The stunning and well maintained enclosed rear garden has a well-kept lawn, patio area, summer house and a number of raised beds. The formal garden over looks the rear paddock which has been left as a summer meadow with various mature plantings and fruit trees. There is also a useful barn ideal as storage for a rib or classic.



## Situation

The property occupies a pleasant 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.



*The mainline railway station at Brockenhurst serves London Waterloo in approx. 1hr 35mins.*

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## Services

Energy Performance Rating: D    Current: 64    Potential: 82

Council Tax Band: G

All Mains Services Connected

## Important Information

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 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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