



Oak Bank Farm

*Barrows Lane, Sway, Lymington, SO41 6DE*

SPENCERS  
NEW FOREST





*A spacious four bedroom detached property set in a beautifully landscaped plot with delightful views over the surrounding countryside.*

## The Property

A covered entrance porch opens via the main front door into a good-sized snug with double doors out onto the garden with the room opening into the shaker style kitchen/breakfast room.

From the kitchen is access into a utility room that also doubles up as a second entrance from the carport/outside kitchen area. A door leads to the inner hallway with further accommodation coming off it that includes a large sitting room with log burner and doors leading to garden.

Two double bedrooms sit at the rear of the property one of which could be also used as a further reception/family room. A shower room and separate W/C completed the downstairs accommodation.

Stairs from the hallway ascend to the first floor which comprises of two further bedrooms with built in storage, family bathroom and open study area which could be divided off into a fifth bedroom.

**£1,495,000**



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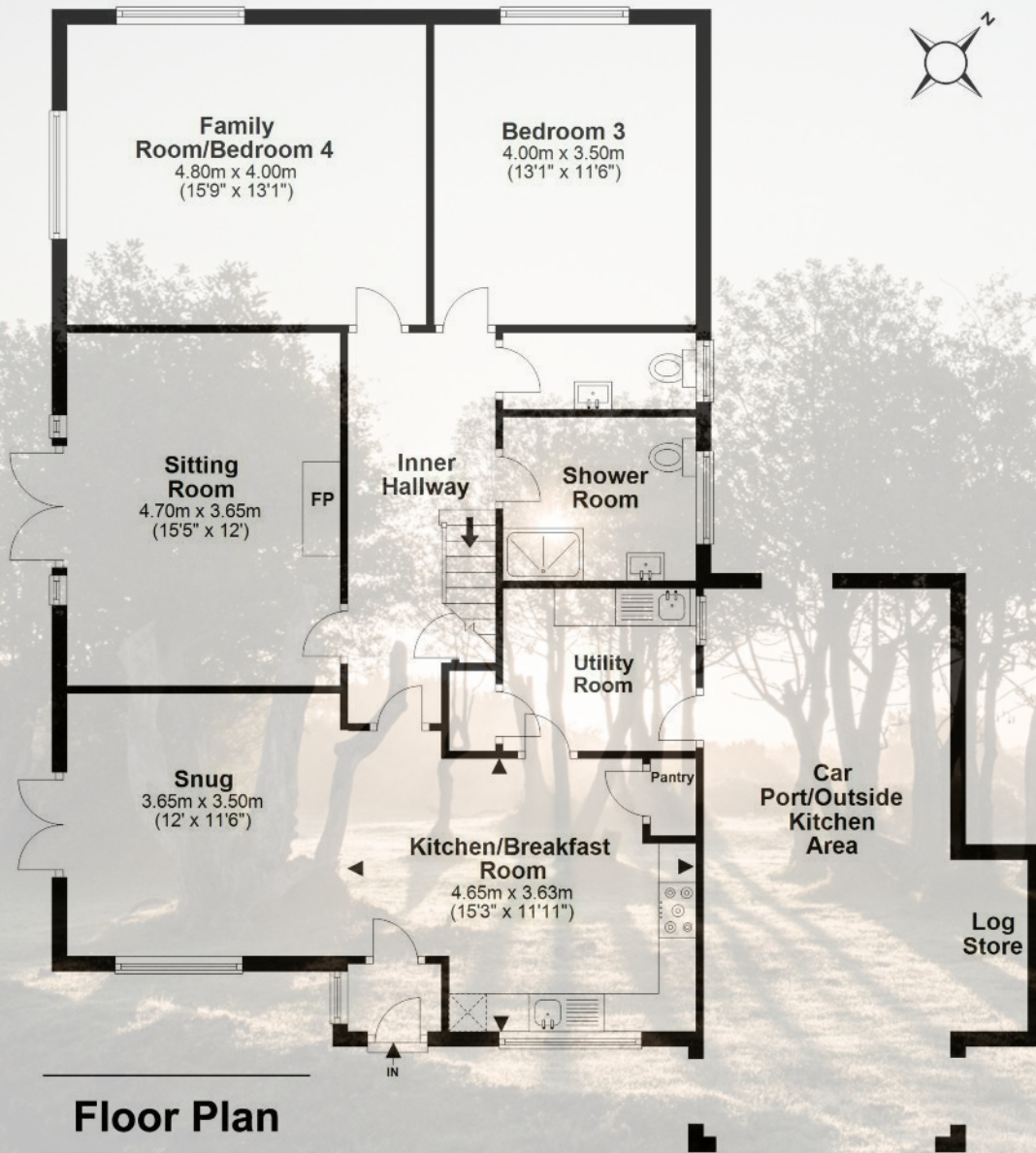


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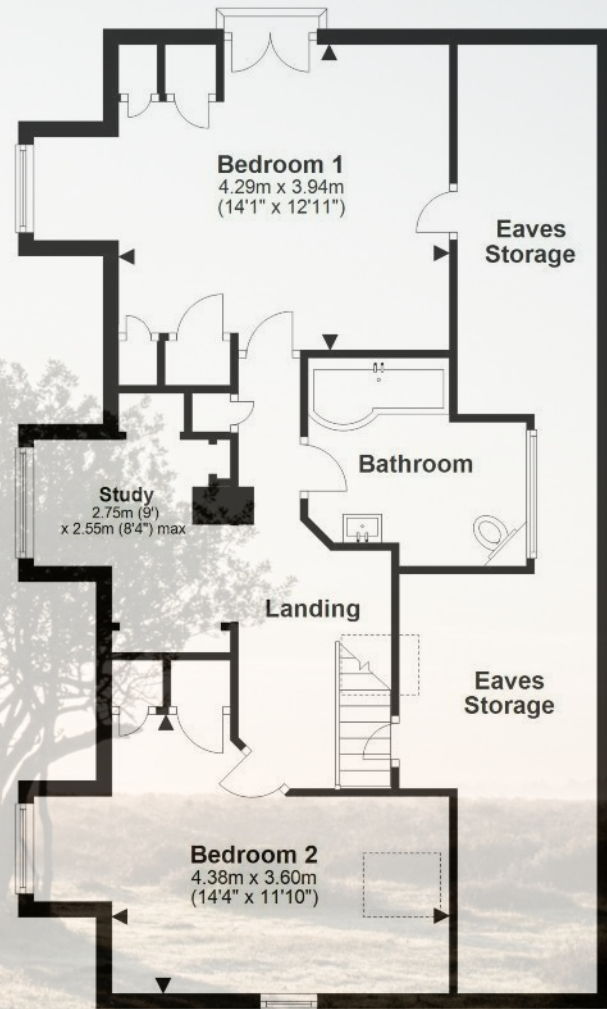


### Ground Floor



### Floor Plan

### First Floor



**Approx Gross Internal Areas**  
 House (incl car port): 216.9 sqm / 2334.7 sqft  
 Outbuildings: 140.8 sqm / 1515.6 sqft  
**Total Approx Gross Area: 357.7 sqm / 3850.3 sqft**

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



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*The property offers versatile living accommodation and further benefits from off road parking and a useful home office set within the grounds.*

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## Grounds & Gardens

A five-bar wooden gate opens onto a large gravel driveway that sweeps up to the house which is beautifully located within its plot and set back off the road.

The main family garden wraps nicely around the house with access from various points of the house allowing for daylight throughout the day. The main garden is boarded with hedging, fencing and trees. Just beyond the main garden sits a large secure vegetable patch with greenhouse.

The main benefit of this property is the large riding school and immaculately built stabling with four stables, foaling box, and tack room. Measuring just over 6.5 acres with sturdy fencing dividing off portions of the land for horses.

## Directions

From our Brockenhurst office turn left and take the first right into Sway Road. Proceed to the end of the road turning right at the T-junction. After approximately three miles turn left into Barrows Lane. Follow this road for one mile and Oak Bank Farm will be found on the right hand side.



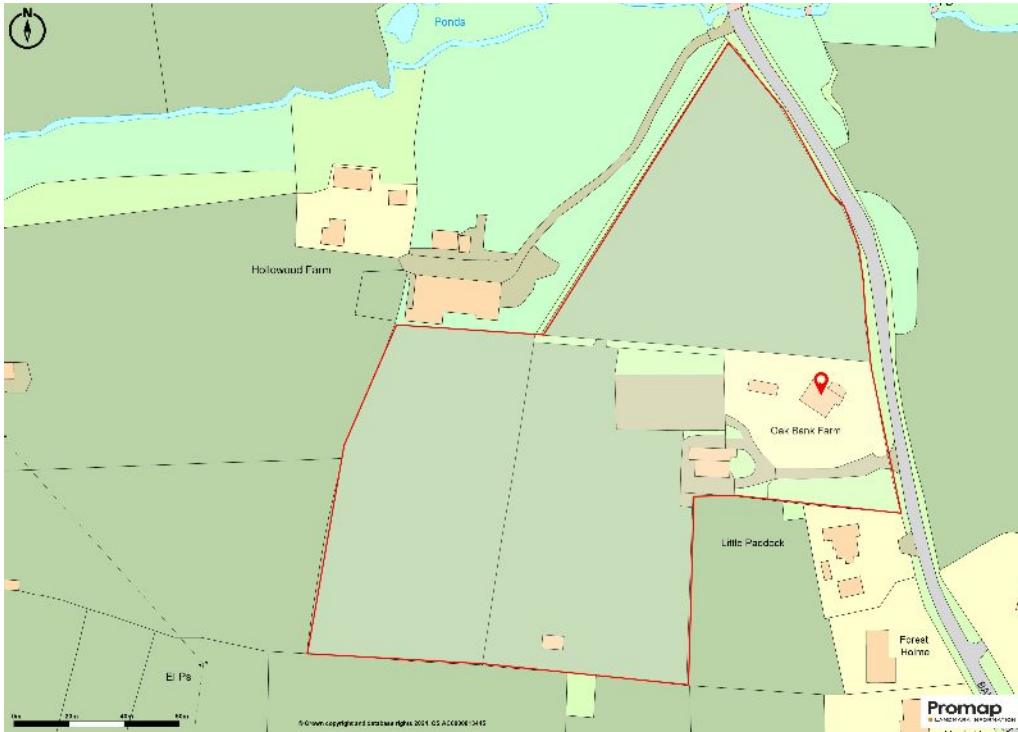




Oak Bank Farm Outbuildings



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## Situation

The property enjoys a lovely rural setting in an elevated position with delightful views across the front and rear aspects.

Only 3 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. The village of Sway is within approximately 1.2 miles and has a good range of amenities including a railway station and is also within the Sway Primary School catchment area. The village of Brockenhurst is within 4 miles to the northeast with mainline rail links to London Waterloo (approximately 90 minutes) and a bustling community with shops and restaurants. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 72 Potential: 81

Property Construction: Traditional

Services: Mains gas, water and electricity

Private drainage

Broadband: FFTP - Fibre to the property directly.

Mobile coverage: No known issues, buyers to check with their provider.

There is a public right of way across the paddock.





## 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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