



Mount House

*Sway Road, Lymington, SO41 8LR*

SPENCERS  
COASTAL









# MOUNT HOUSE

SWAY ROAD • LYMINGTON

*An extensive property offering a delightful Edwardian house with accommodation extending to over 3,800 sq ft sitting in gardens and grounds of over 12 acres with stables, garage, studio and planning permission for further garaging.*

## Ground Floor

Reception Hall • Drawing Room • Dining Room • Kitchen/Breakfast Room • Larder • Family Room  
Study • Boot Room • Utility Room • Cloakroom

## First Floor

Five Bedrooms, two with En Suites • Shower Room

*(The landing area has plumbing under floor which could provide a large family bathroom or an en suite / dressing room)*

## Outbuildings

Garage • Studio & Stables • Store Room • Electrical Vehicle Charging Point

£2,950,000



5



4



3



## The Property

Mount House is a substantial Edwardian house offering extensive yet extremely comfortable accommodation over two floors with the high ceilings and period features one associates with a property of this era. The house is very well presented and enjoys delightful, far reaching views across its own gardens and land from the majority of principal rooms. The front door opens to a large internal porch with adjoining wc. From the porch, double doors open onto an inviting entrance hall with a grand turning staircase and informal seating area complete with an open fireplace. The drawing room has a dual aspect and features an attractive bay window overlooking the rolling fields that make up the eastern part of the property. There is also a fireplace with marble surround flanked by cupboards and book shelves. There is also a dining room, again offering delightful open views. To the rear of the house is the kitchen / breakfast room which features modern fitted units, a central island, space for a range cooker and bifold doors opening onto a terrace with formal gardens beyond. Also on the ground floor is a family room with a wood burning stove and a study as well as a utility room and boot room with a back door to the garden.

The first floor is reached by a deeply impressive turning staircase which rises to a galleried landing providing access to the five double bedrooms, two of which have en suite shower / bath rooms. There is also a further shower room accessed from the landing.





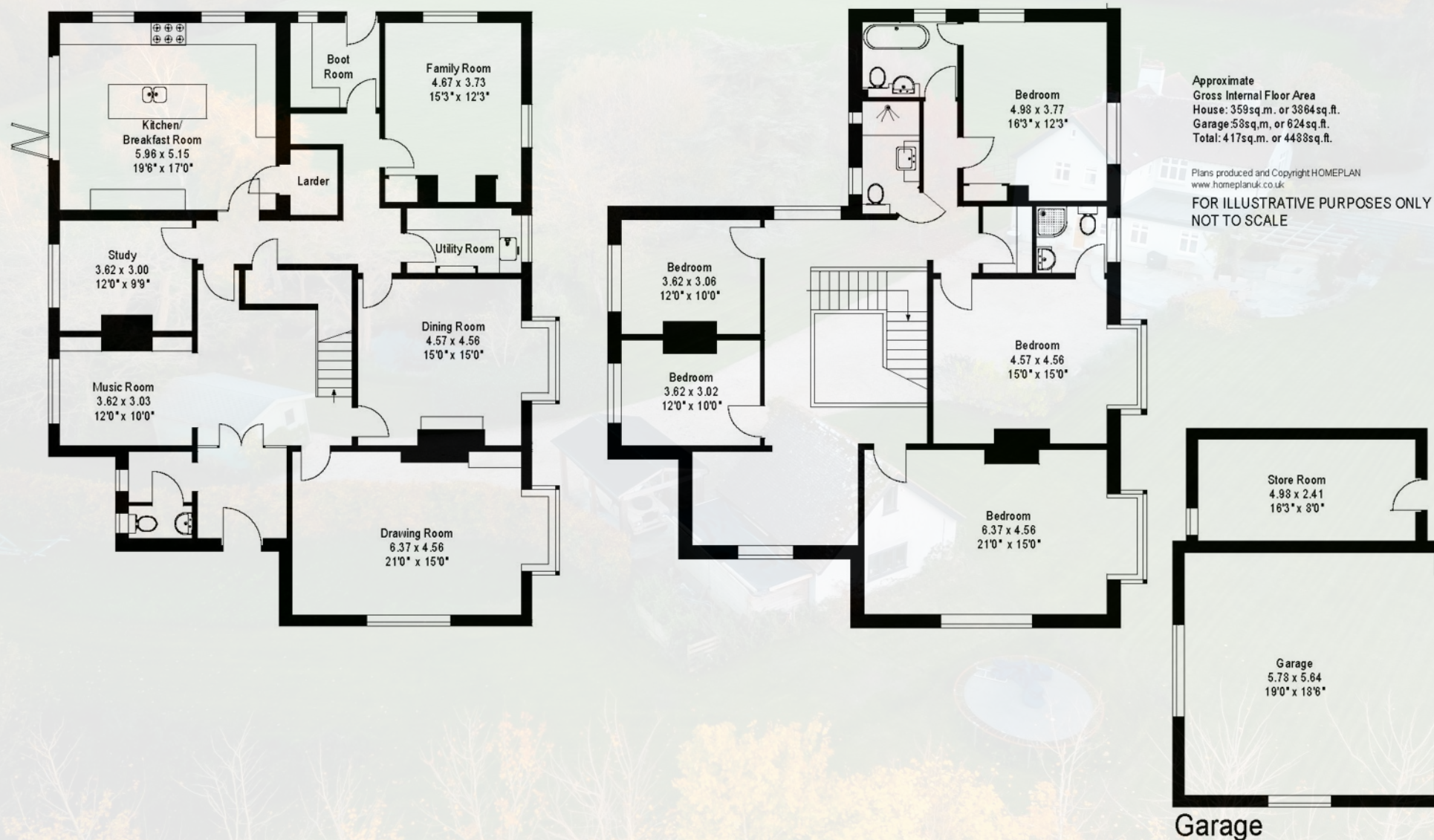








## FLOOR PLAN















## Grounds & Gardens

Mount House is approached through electrically operated gates leading to a long, private gravel drive at the end of which is a large turning and parking area where planning permission has been granted for a generous garage block. The formal gardens lie to the rear of the property where there is an extensive paved terrace accessed directly from the kitchen / breakfast room. To the rear of the garden is a large detached workshop and a studio as well as a pond. To the east of the house lies extensive paddock land which undulates extremely attractively and provides ideal amenity or grazing land. In this field there is a detached stable block and a secondary gate onto Mount Pleasant Lane, ideal for outriding.



## The Situation

Positioned on the edge of Lymington and close to Buckland Rings Iron Age hill fort, the property is also within the New Forest National Park which extends to 219 square miles and provides countless walks, rides and cycle paths. There are no public rights of way across the property but the protected nature of its immediate surroundings provide an uncommon sense of permanence and protection from the outside world. While occupying a supremely private position and surrounded by unspoilt countryside, the house is remarkably convenient lying only 1.2 miles from the centre of Lymington which offers a range of national and boutique shops as well as excellent bars, cafes and restaurants. The area is renowned for its sailing and there are several marinas as well as popular and active sailing clubs. There is a mainline railway station at Brockenhurst (4.5 miles) providing direct services to London Waterloo in under two hours.





## Directions

From our office in Lymington, head up the high street towards the one way system and bear right following the road around past the entrance to Waitrose and continue onto the Southampton Road. Go past the traffic lights and continue for approximately half a mile until you reach The Monkey Brewhouse pub on the left hand side. Just after the pub, turn left onto Sway Road. Continue on this road and follow the road as it curves sharply to the left. Pass the turning to Mole's Country Store on the right and continue for another 300 yards. the property is the first on the right hand side.

## Services

Tenure: Freehold

Council Tax: G

Energy Performance Rating: D Current: 68 Potential: 87

Property Construction: Traditional construction with render

Heating: Gas central heating

Utility Supplies: Mains gas, mains electricity, mains fresh water (there is also a well which is used for garden irrigation in the summer months). Private drainage - septic tank / soakaway.

Broadband: Superfast broadband with speeds of up to 160mbps is available at this property with the capability of being much faster if needed as there is fibre to the property.

Conservation Area: No

Parking: Private driveway, garage

Electrical vehicle charging point: Yes

## Important Notice

Spencers of Lymington 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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