



**Doric House**

*Mead End Road, Sway, Lymington, Hampshire, SO41 6EE*

**SPENCERS**  
NEW FOREST





# DORIC HOUSE

MEAD END ROAD • SWAY • NEW FOREST

*A bespoke and spacious five bedroom, five bathroom detached house with garage and mature part-walled south facing garden. There is an impressive gated entrance leading to this attractive house built from reclaimed Beaulieu bricks some 19 years ago. There is a large driveway with ample parking provision and further scope to improve the property. Positioned on a desirable road within walking distance of the forest and village amenities as well as the mainline railway station with links to London Waterloo.*

£1,050,000



5



3



5





## The Property

A vaulted and glazed entrance porch leads to the hallway where the beautiful oak turning staircase rises to the first floor and part-galleried landing. The hallway leads to a cloakroom and large triple aspect sitting room which has doors to the patio and rear garden and an attractive fireplace with open fire. The separate dining room is accessed via oak bi-folding doors from the sitting room and has a further set of bi-fold doors to the large conservatory with a lovely outlook over the rear garden. There is also another sun lounge enjoying similar views.

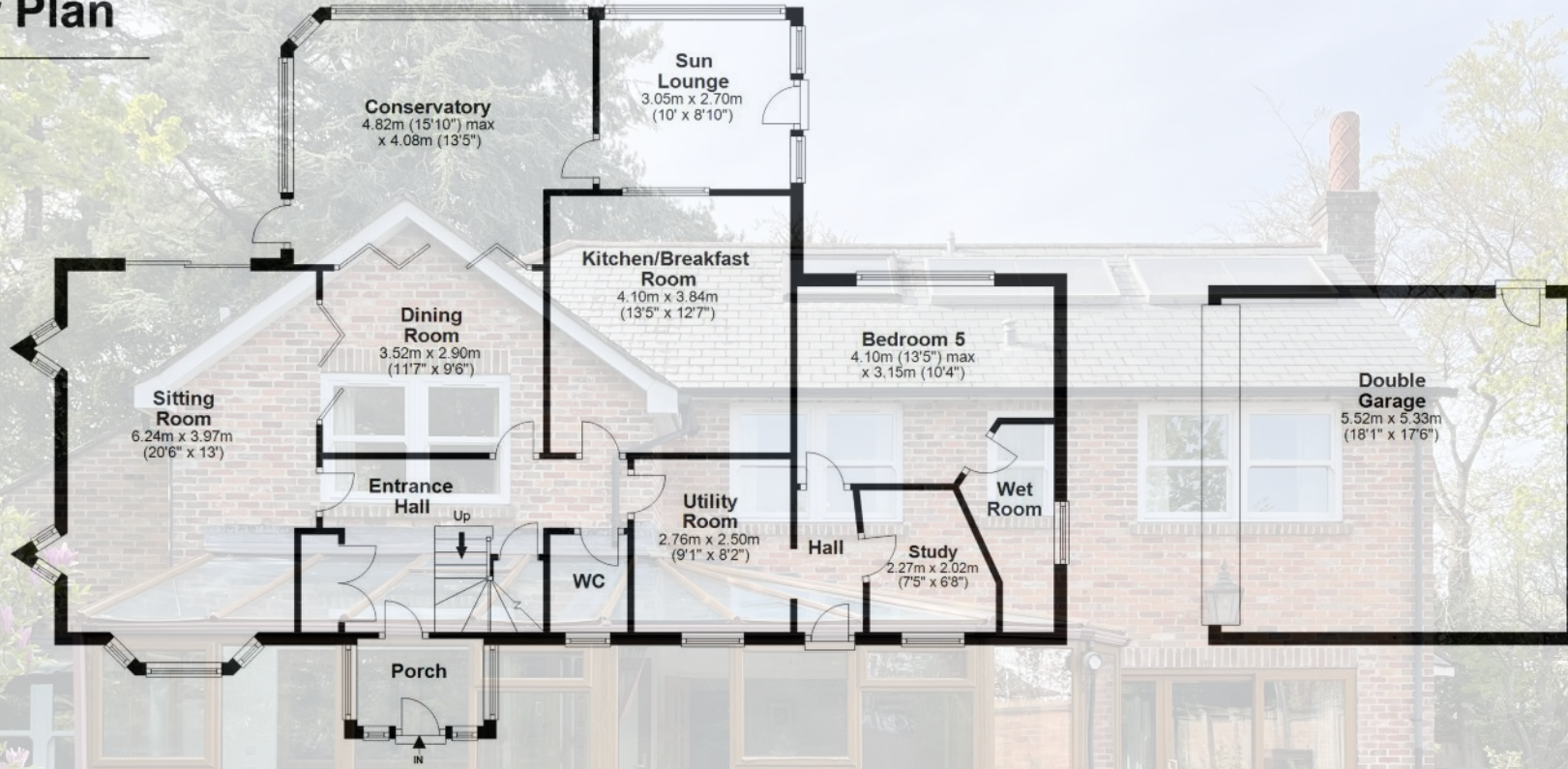
The kitchen/breakfast room is fitted with a range of units with Corian worktops, incorporating a sink with waste disposal unit, integrated twin Just Stoves double ovens, touch control Kuppersbusch electric hob with Gaggenau extractor over, space for dishwasher, integrated fridge and separate freezer. The utility room is where the wall mounted gas fired boiler is located with space for further appliances and plumbing for washing machine. There is also a biomass storage unit in the utility room which is link to the solar panels for hot water.

The hallway benefits from useful built in storage and leads to the study/office. The ground floor double bedroom has an adjoining wet room fitted with a white suite comprising a level access shower area, wash basin, WC and heated towel rail. Agents note: This area, incorporating the study lends to use as a self contained annexe, if required.

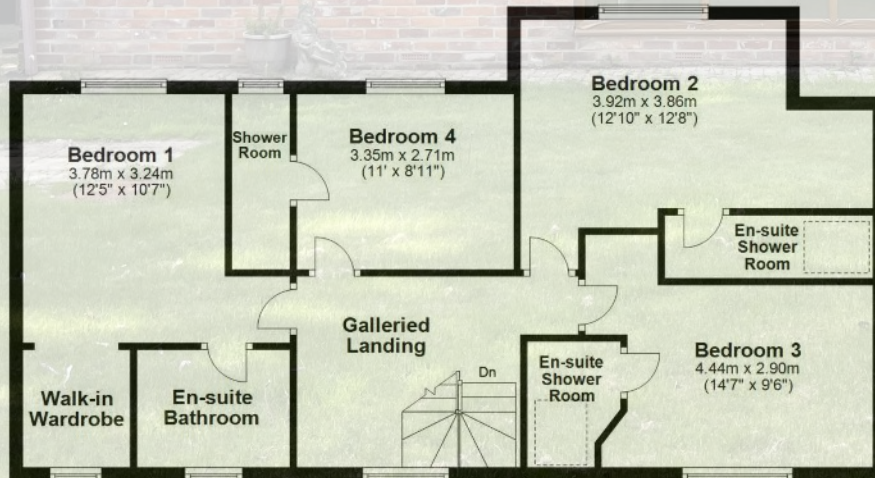
The first floor landing has a double laundry cupboard and access to the large loft space which is partly boarded (approximately 80%), has a Velux window and could be converted to further accommodation, subject to the necessary permissions. There are four first floor double bedrooms, three having en suite shower rooms and the principal bedroom benefits from a dressing area and an en suite bathroom.

# Floor Plan

## Ground Floor



## First Floor



### Approx Gross Internal Areas

House: 205.6 sqm / 2212.4 sqft  
Garage (not necessarily in correct position):  
29.4 sqm / 316.8 sqft

**Total Approx Gross Area:**  
**235.0 sqm / 2529.2 sqft**











## Grounds and Gardens

Ornate iron entrance gates with brick pillars open onto the large block paved driveway and parking area, detached garage with electric roller door, power and light. The garage has also been boarded out for storage and benefits from a velux window, providing natural light. There is another enclosed vehicle store and ample room for storage of boats/camper van etc. The front and side gardens have specimen trees and enclosed along one side by a high brick wall laid mainly to lawn with an attractive raised ornamental pond, raised vegetable bed, a sunny southerly aspect, colourful flower and shrub borders, a reclaimed brick boundary wall, outdoor sockets and solar hot water panels to the rear.

## Directions

From our office in Brookley Road turn left and take first right into Sway Road proceed to the end and over the railway line turning right again at the junction passing under the railway line and proceed to the brow of the hill. Take the right on the brow of the hill and then the first left onto Brighton Road. Proceed along for 1/2 mile and take the turning on the right onto Mead End Road. The property is the first on the left.

## Services

Mains Electric, Water, Gas and mains drainage

Energy Performance Rating: C Current: 70 Potential: 79

Council Tax Band: G





*This leafy village on the southern edge of the New Forest has everything you could want for family life being between the Forest and Coast.*



## The Situation

The property is situated in a conveniently central location in the heart of the village, being just a few minutes walk from the mainline railway station (London Waterloo approx. 90 minutes), general convenience stores, doctors surgery, public house and the highly regarded St Lukes Primary School. The open forest can be accessed towards the end of Brighton road at Setthorns.

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.

## 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 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.



## The Local Area

Sway has a village primary school rated 'outstanding' by Ofsted, a vibrant community with annual carnival, village hall (activities range from archery to yoga), plus cricket, football and tennis clubs.

While there's easy access to the Forest's open grassland, heathland and woodland for dog walking and cycling, Sway is off the Forest's usual tourist tracks and feels peaceful and relaxed.

The village centre combines the unusual with the desirable: a contemporary arts hub, quality businesses, mainline railway station, choice of popular pubs, good cafe/deli, award-winning butcher's, village store and post office among others.

Sway's claims to fame include 200-foot high Sway Tower, the tallest structure made out of non-reinforced concrete, and the countryside around Sway was the setting for Captain Marryat's work *The Children of the New Forest*.



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: [brockenhurst@spencersnewforest.com](mailto:brockenhurst@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)