



Meadowlake Farm

South Sway Lane, Sway, SO41 6BL

SPENCERS
NEW FOREST





MEADOWLAKE FARM

SOUTH SWAY LANE • SWAY

An ideally situated five bedroom detached family home with stunning views and boasting in the region of 22 acres of land. Coming to the market with no onward chain and in need of a programme of refurbishment, this makes for the ideal opportunity to make a truly spectacular home.

Guide Price £1,800,000



5



2



3





The Property

You enter the property via covered porch which leads you immediately into a large welcoming hallway offering a downstairs W/C within. A single door from the hallway takes you through to a large sitting room with triple aspect views over the gardens, a set of bi-folding doors and feature fireplace.

An interconnecting door from the sitting room leads to a further 'lounge' which sits at the rear of the property and gives access to the fifth bedroom which benefits from en-suite shower room and in-built wardrobe.

An inner hallway connects the lounge and the main hallway and gives you access to the kitchen. The kitchen itself offers both low lying and eye level units.

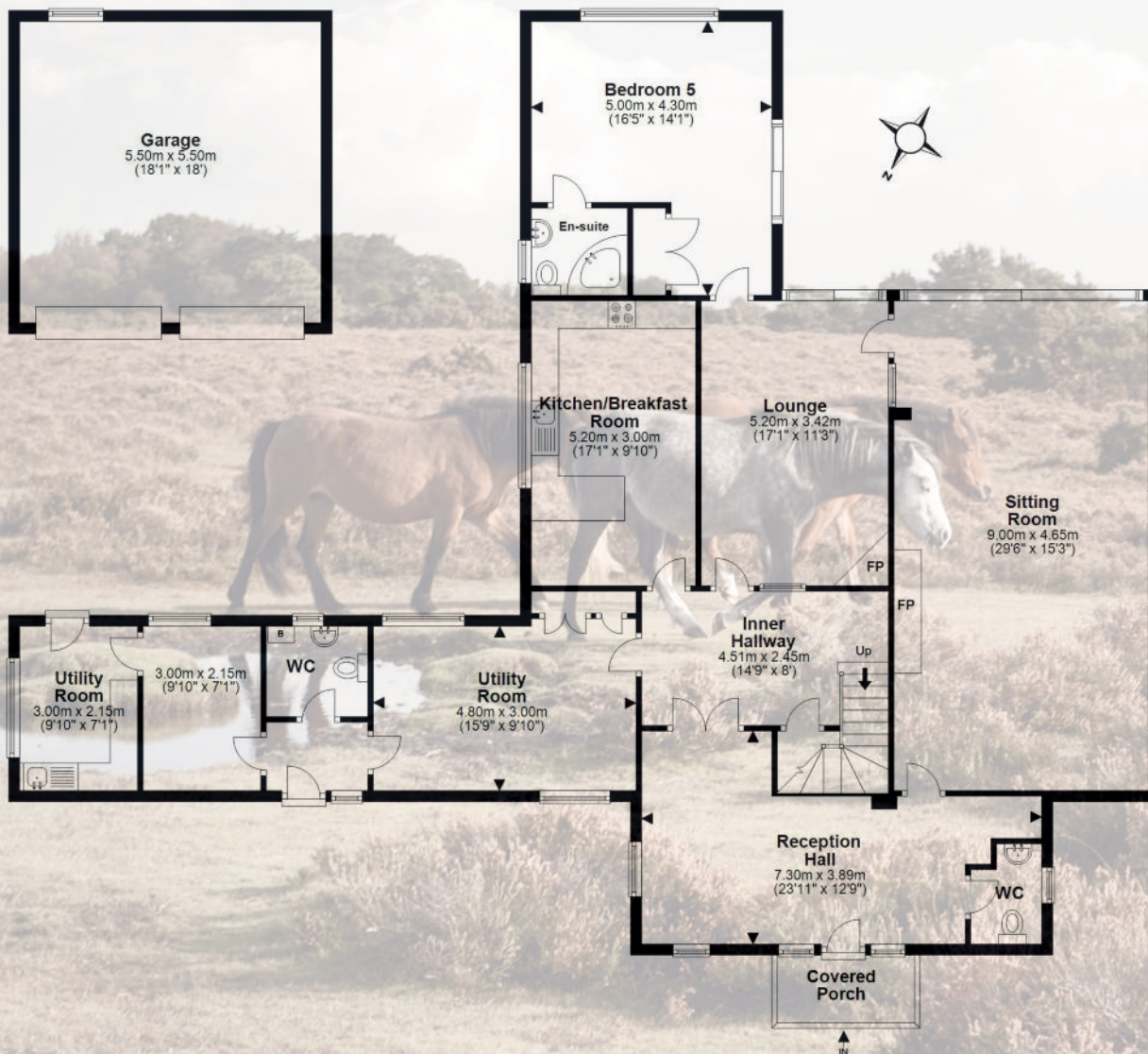
The inner hallway gives further access through a single door into a large utility room with built in wardrobes. This area of the house also provides a useful W/C, further storeroom and additional utility area. Two sets of single doors from this area connect you to the outside.

Stairs from the inner hallway lead you to the first-floor landing where all further bedroom accommodation can be found. All double bedrooms provide ample space, in built wardrobes and lovely views. Three of the bedrooms are serviced by a three-piece family bathroom, whilst the principal bedroom boasts a three piece en-suite.



Floor Plan

Ground Floor

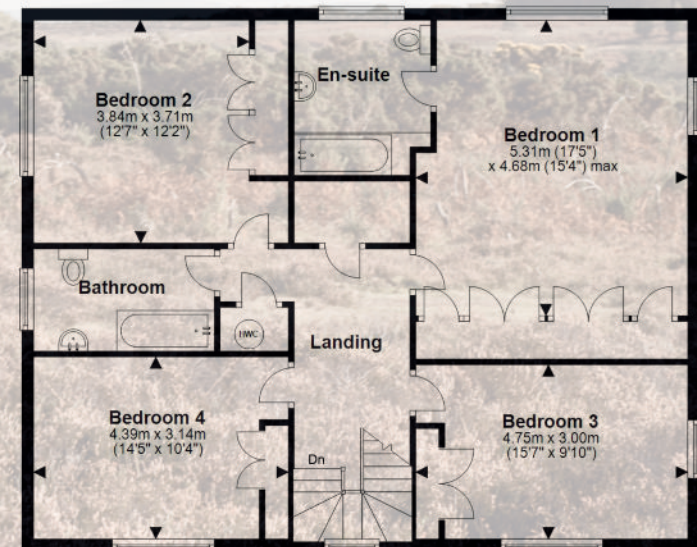


Approx Gross Internal Areas

Main House: 272.2 sqm / 2930.0 sqft
Garage: 30.3 sqm / 326.3 sqft

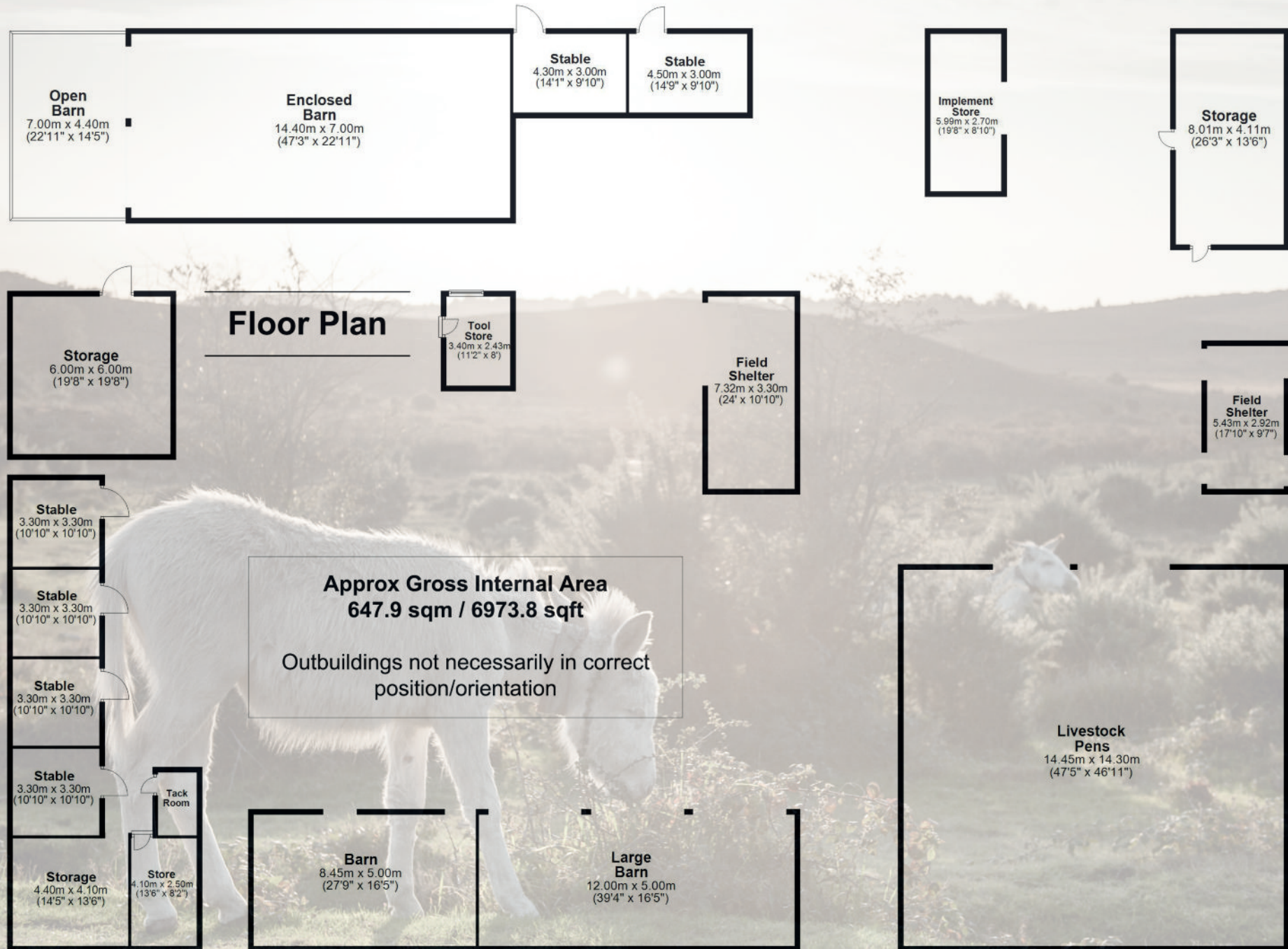
Total Approx Gross Area: 302.5 sqm / 3256.3 sqft

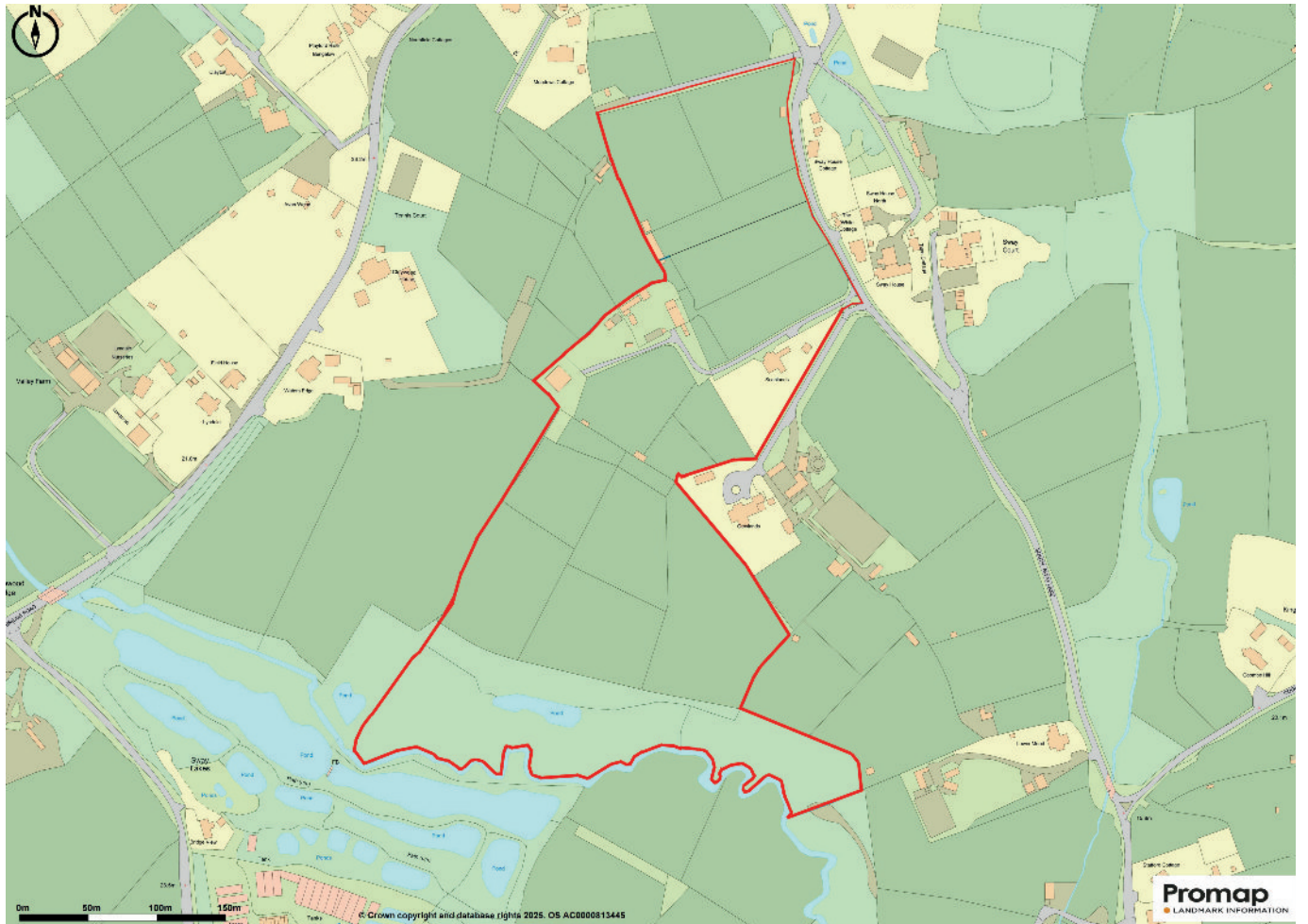
First Floor





Meadowlake Farm Outbuildings







Grounds & Gardens

A gated entrance from the road, leads you down a grassed 'driveway' to the front of the house. The property provides ample off-street parking just before you get to the main house on the left-hand side, where there is also a useful double garage. The property benefits from a lovely garden that wraps around the house and offers stunning views towards the front where a large portion of the paddock land lies.

A track leads you beyond the property towards to the other main section of land on the northern side of the property and houses a host of outbuildings in form of stabling, barns, field shelters, livestock pens and storage buildings, all of which need an element of work needed to them. The grounds have an array of mature trees, hedgerows and fencing throughout the property and give a lovely element of peacefulness and seclusion.

Situation

The property is situated in a quiet location surrounded by delightful countryside, mid-way between Lymington and the popular 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 range of local shops and amenities together with a highly regarded primary school and a mainline railway station providing an hourly service to London Waterloo. The attractive Georgian market town of Lymington is only four miles away, with a busy Saturday street market, a comprehensive range of shops and restaurants and two marinas offering a wide range of facilities for the sailing enthusiast. The neighbouring New Forest village of Brockenhurst, again with a mainline rail connection, offers further leisure, shopping and educational amenities, including a popular 18 hole championship golf course.



Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: F Current: 25 Potential: 64

Services: The property has suffered considerable neglect, and the current legal owner is unable to confirm the primary sources of water, heating and electricity, or whether any supply is connected. It will be necessary for interested parties to commission any reports necessary to determine the nature and state of these services at their own expense.

Property construction: Standard construction

Flood Risk: Very low

Superfast broadband with speeds of up to 49 Mbps is available at the property (Ofcom)

What3words: ///cars.move.lightbulb

Agents Note

A BP pipeline is situated underneath the grounds on the northern boundary for which there is the benefit of a lease.

Important Notice

Spencers Property 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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk