



Flexford Farm

South Sway Lane, Sway, SO41 6DP

S P E N C E R S
NEW FOREST





FLEXFORD FARM

SOUTH SWAY LANE • SWAY

A beautifully crafted, thatched New Forest home built in 2006 to a high standard, set within approximately 6.1 acres of stunning gardens, paddocks, and grounds.

This exceptional property offers flexible living options, with extensive ancillary accommodation and a variety of substantial outbuildings, including stabling, barns, carports, a boat store, and a large Nissen hut—ideal for equestrian use, car or boat enthusiasts.

Guide Price £1,950,000



8



4



7



The Property

Constructed in 2006, the main house benefits from modern energy-efficient features including underfloor heating and a mechanical ventilation and heat recovery system. A key highlight is the bespoke oak joinery throughout, with custom-made doors, windows, and a striking open staircase.

The main house accommodation enjoys a spacious sitting room, a welcoming central entrance hall with dining area, a high specification fitted kitchen, cloakroom and WC.

An attractive oak staircase leads up to the first floor landing which features an open plan study area with built in desk and storage overlooking the front field and Sway Tower beyond.

There are three double bedrooms all with well appointed ensuite shower rooms along with a family bathroom. A further oak staircase leads to the second floor landing with doors to a fourth double bedroom and a large, versatile attic room with window.

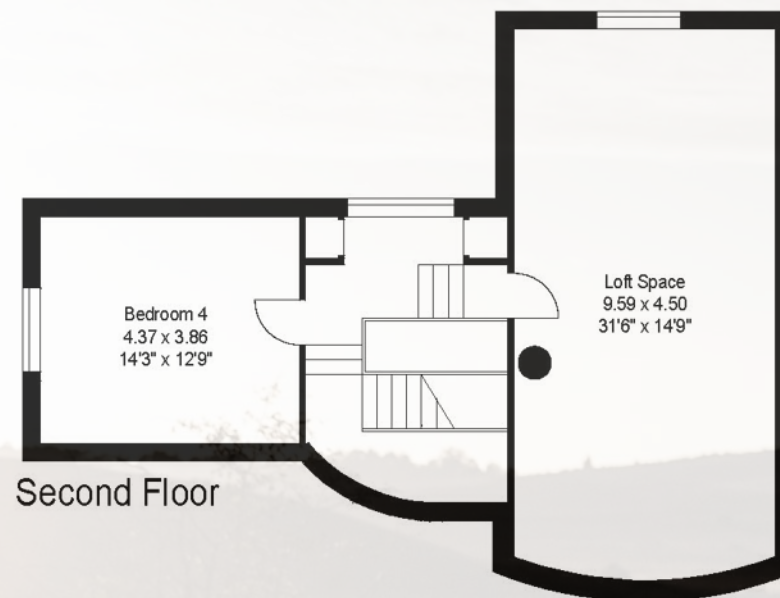




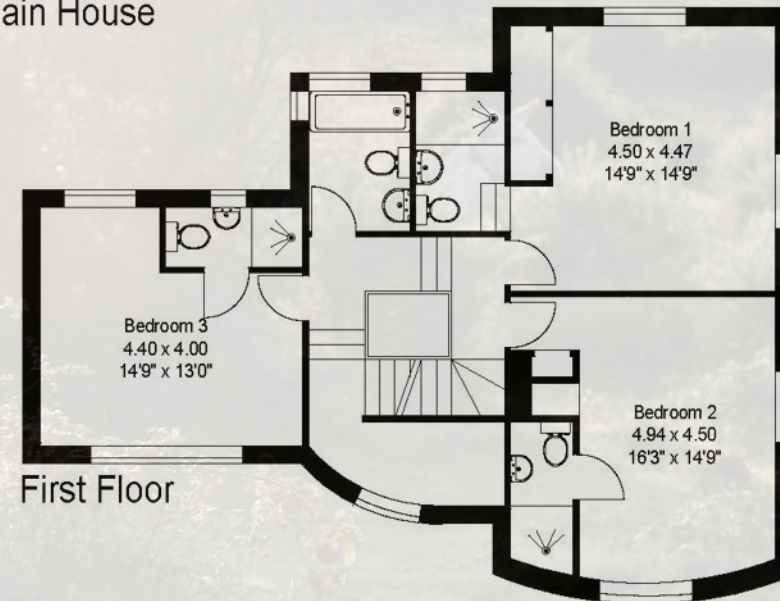
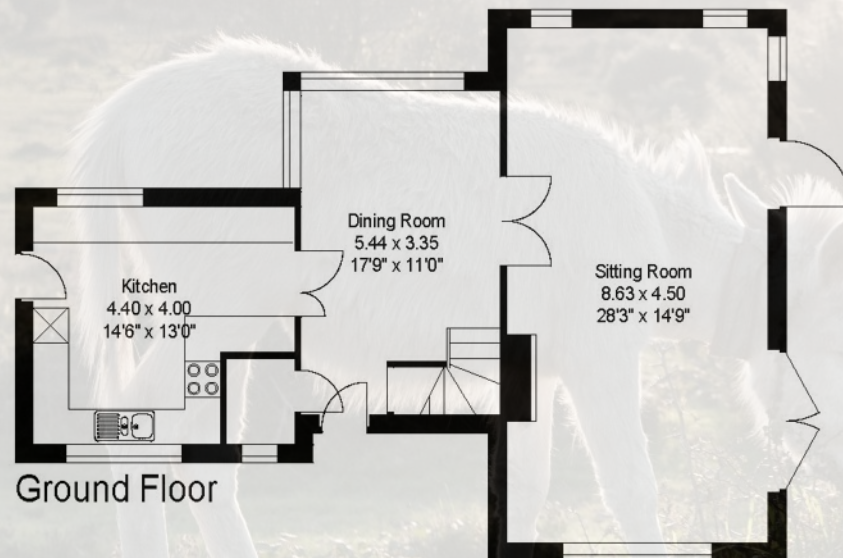
Approximate
Gross Internal Floor Area
Main house: 230sq.m. or 2475sq.ft.
Brick Barn: 143sq.m. or 1561sq.ft.
The Old Dairy: 53sq.m. or 571sq.ft.
Barn: 80sq.m. or 861sq.ft.
Boat Store: 73sq.m. or 786sq.ft.
Nissan Barn: 93sq.m or 1001sq.ft.
Carport: 51sq.m. or 549sq.ft.
Total: 623sq.m. or 7804sq.ft.
(Excludes Stables)

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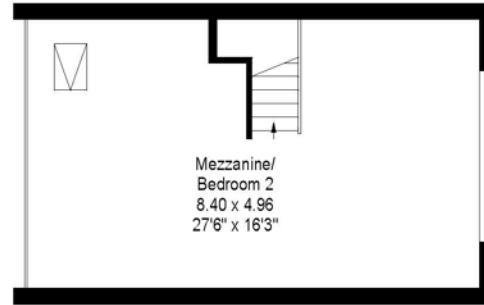
Main House



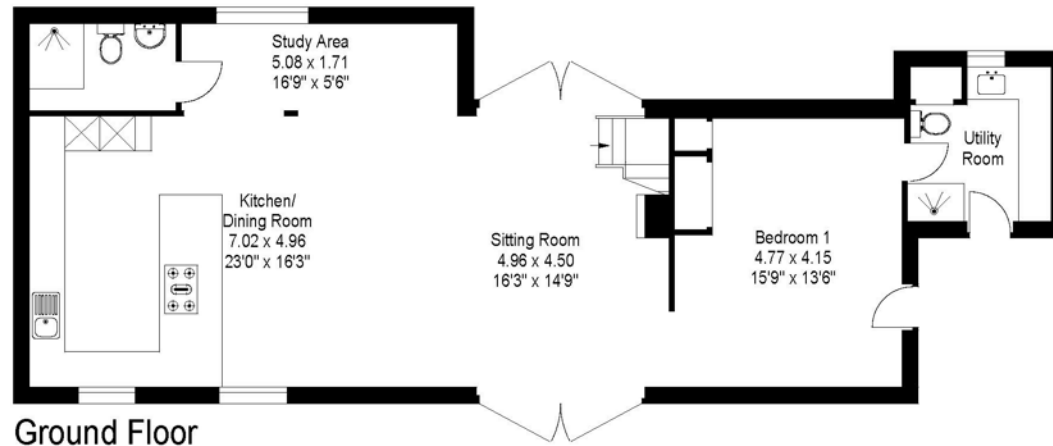




Liberty Hall



First Floor



Ground Floor



Liberty Hall - Ancillary Accommodation

This beautiful, converted brick barn of approx. 138 sq.m has been adapted to Life Time Homes Standard, offering excellent accessibility for those with limited mobility. Once a playroom and an incredible party space, it now comprises sitting/dining/kitchen, study area, double bedroom, shower room and occasional first floor mezzanine bedroom.

A glazed roof links Liberty Hall to the main house, forming a sheltered carport with step-free access and an EV charging point. Nearby is a south-west facing greenhouse and a sunny courtyard with a built-in BBQ, an ideal, sheltered area for al fresco dining.



The Old Dairy

Located just south of Liberty Hall, this well presented self-contained annexe of approx. 53sqm includes two double bedrooms both enjoying en-suite facilities and an open-plan living, kitchen, and dining area—perfect for guests or multigenerational living. This could also be easily set up as Airbnb.



The Old Dairy





Stafford Cottage

Avon
Lea

Southway
Orchard

6.1 Acres

Flexford Farm

17.7m

Pond

Pond

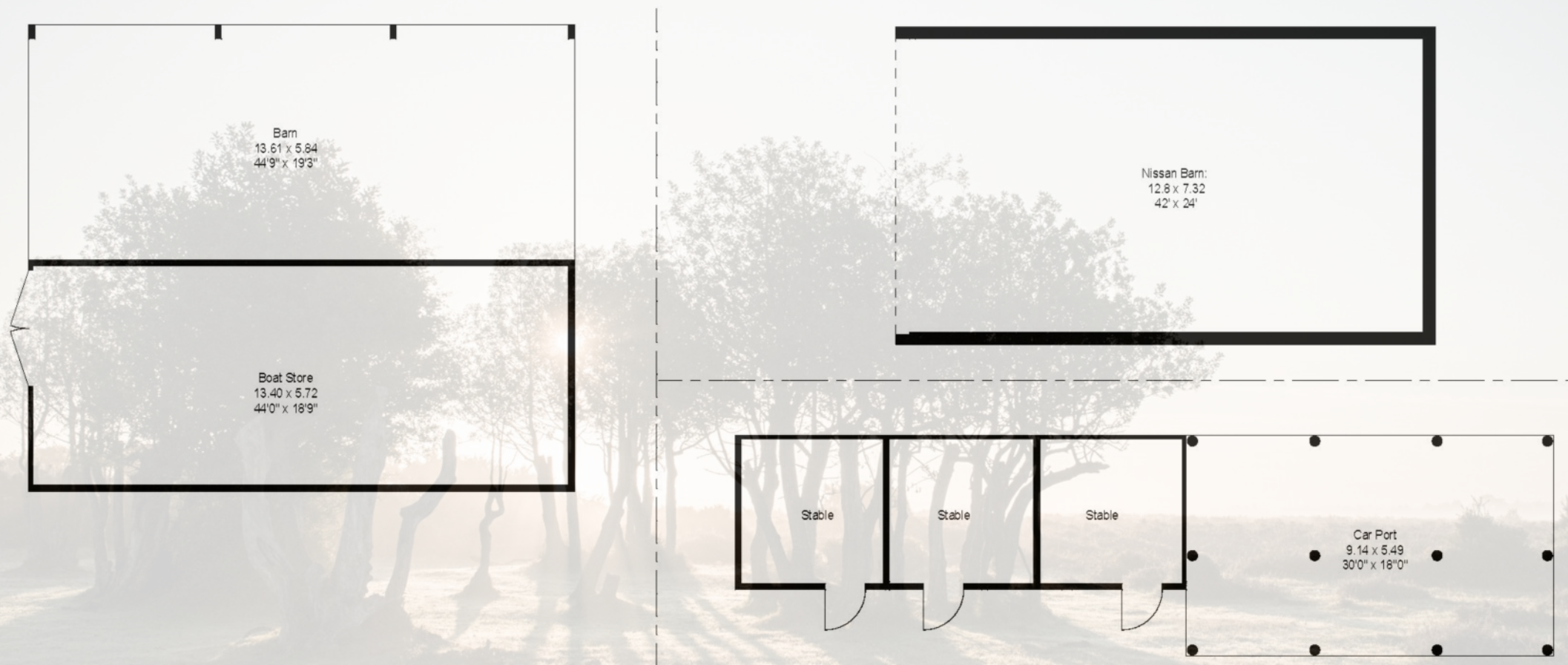
The Wharrie

0m 20m 40m 60m

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Promap
LANDMARK INFORMATION

Outbuildings Floor Plan





Grounds & Gardens

In total Flexford Farm extends to approximately 6.1 acres. The grounds offer multiple access points and ample parking. A farmyard with agricultural buildings sits to the northwest including a large barn, a covered kickball area, three loose boxes, four carports and a spacious Nissen barn. A composting area sits next to the barn and leads to the rear field, which is the largest of three. The side field, located to the east, has its own water supply and road access. The front field is located across the lane and has an idyllic pond with island and is bordered by the picturesque Avon Water stream.

The current owners of Flexford Farm have created a delightful environment with a range of stunning formal flower beds and borders, a lavender-edged terrace to the front that enjoys sun from the southeast to southwest. Lawns, borders and an orchard path add charm, while a spring-fed water system supports three cut-flower beds at the rear. Additional features include a large courtyard BBQ area, greenhouse, Electric vehicle charging point. Fourteen Solar Panels, hidden from view, have been sited in the front garden.

Situation

Tucked away in a peaceful and private rural setting, the property lies between the charming village of Sway to the north and the bustling Georgian market town of Lymington to the south. Sway offers everyday essentials including a highly regarded local butchers, two pubs, doctors surgery, a popular infant school, and a direct rail link to London Waterloo. Lymington features two deep-water marinas, boutique shopping, a wide selection of cafés and restaurants, Waitrose, a renowned Saturday market and also a regular ferry service to the Isle Of Wight.







Additional Information

Tenure: Freehold

Council tax band: G

Energy Performance Rating: C Current: 76 Potential: 76

Electricity: 3-phase supply installed; currently only one phase in use.

Water: Mains connected to house, Brick Barn, Old Dairy, and rear field; side field has a separate meter.

Heating: House and Brick Barn have gas boilers with underfloor heating; Old Dairy is electric.

Sewerage: Mains drainage to all residential buildings.

Flood Risk: Very low

Broadband: Part-fibre with estimated download speeds of 15–26 Mbps

Agents Note: Asbestos cement roof covering to the Atcost building; it has been tested and found to be low risk. Test results are available for inspection.

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:

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