



Upper Mead End Farm

Mead End Road, Sway, SO41 6EH

SPENCERS
NEW FOREST





UPPER MEAD END FARM

MEAD END ROAD • SWAY

A rare opportunity to secure an attractive farmhouse set within the New Forest National Park with approximately 27 acres of undulating paddock land and grounds completely surrounding the property. Built in 1957 and available for the first time in over 60 years, the property now offers huge potential to extend and redevelop subject to the necessary planning permissions.

The property benefits from extensive outbuildings including a large hay barn, two stable blocks offering 5 stables, tack rooms, storerooms and garaging. Set in a stunning secluded and private setting whilst in this sought after road on the edge of Sway within close proximity of the village amenities and train station links. A full report of the development potential is available on request.

Main House

- 4 Bedrooms • 2 Bathrooms • Sitting Room • Dining Room
- Kitchen/Breakfast Room • Utility Room • Office
- Study • Boiler Room

Grounds & Gardens

- Grounds extending to circa 27 acres • Barn • 5 Stables
- Tack Room • Car Port • Garage • Fuel Store
- Potting Shed • Games Room
- Store Room

£2,595,000



4



4



2



The Property

Built in 1957, a generous red brick four bedroom farmhouse with elegant and sizeable reception rooms overlooking the expansive land and set in a tranquil completely private location. The reception hallway is central to the house with staircase leading up to the part galleried first floor.

The elegant drawing room is a spacious south facing room and benefiting from parquet flooring and double doors leading out to the rear terrace and garden. Large internal bi-folding doors open up into the dining room to allow for a large open plan entertaining space across the rear of the property.

Adjacent to the dining room is a large farmhouse style kitchen which is a pretty and bright room with ample preparation space and room for dining. The kitchen is fitted with an extensive range of fitted in-frame storage cupboards, a double solid fuel AGA and further secondary cooking facilities.

A glazed door leads to the garden and there is a walk-in pantry cupboard and door to the large boiler room with an industrial kerosene boiler, fitted in 2022.

A rear porch has the "gardeners WC" and access to the courtyard to the side of the house where steps lead to the large Victorian galleried brick garage and workshop.

Two additional reception rooms, including a delightful study and office. A generous cloak room complete the ground floor accommodation.



The Property Continued...

The first floor landing provides access to four good sized bedrooms, family bathroom and further WC, with built in storage cupboards including an airing cupboard and linen press.

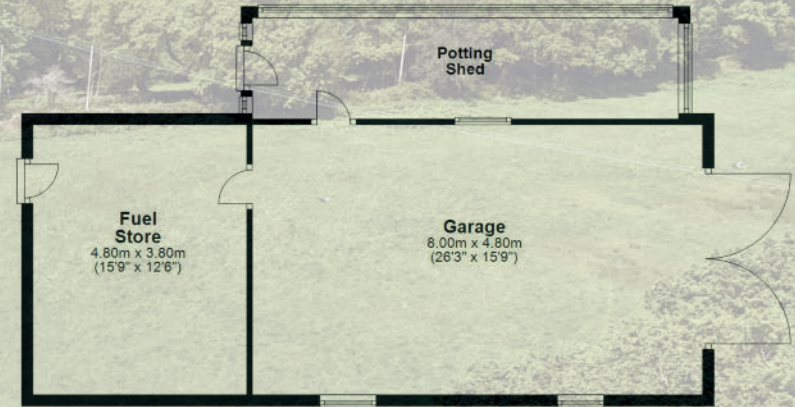
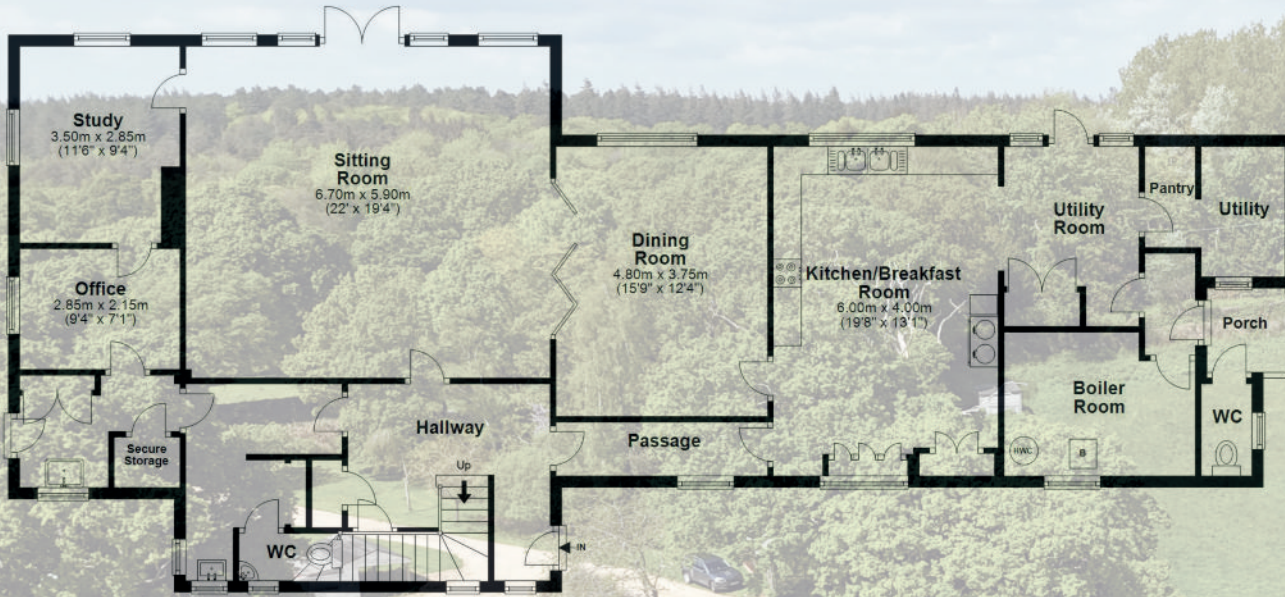
The principal bedroom suite is set across the rear of the property with elevated far reaching views across the land and valley which benefits from a south facing balcony. A well fitted dressing room is set off the bedroom which in turn leads to the en-suite bathroom.

There are three further double bedrooms with vanity units, all set to the rear and served by the family bathroom.

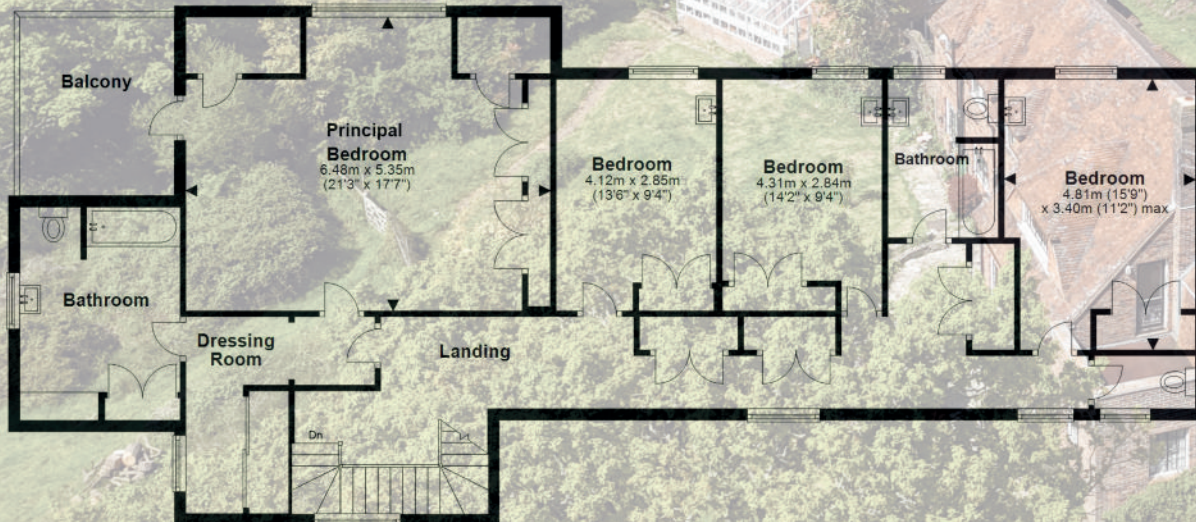


Floor Plan

Ground Floor



First Floor



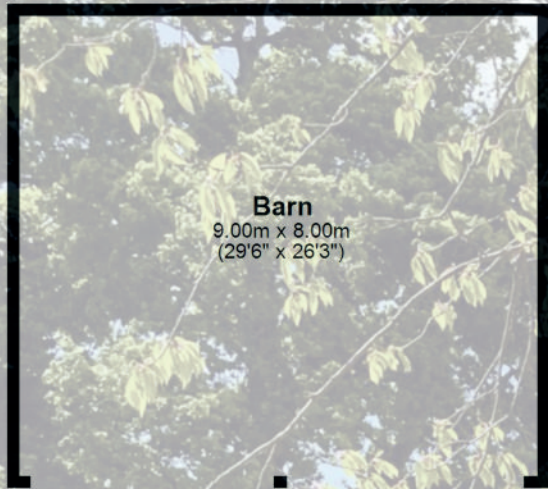
Approx Gross Internal Areas

House: 293.4 sqm / 3157.9 sqft
 Garage Block: 71.6 sqm / 770.4 sqft
 Outbuildings (see separate plan):
 297.3 sqm / 3199.9 sqft

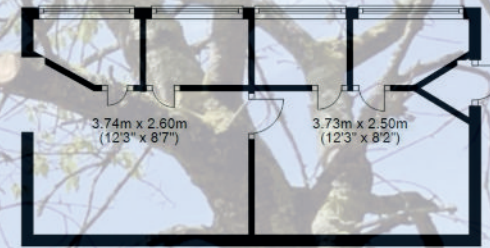
**Total Approx Gross Area:
 662.3 sqm / 7128.2 sqft**



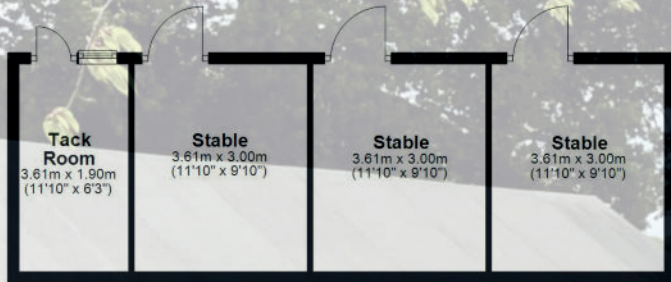
Floor Plan



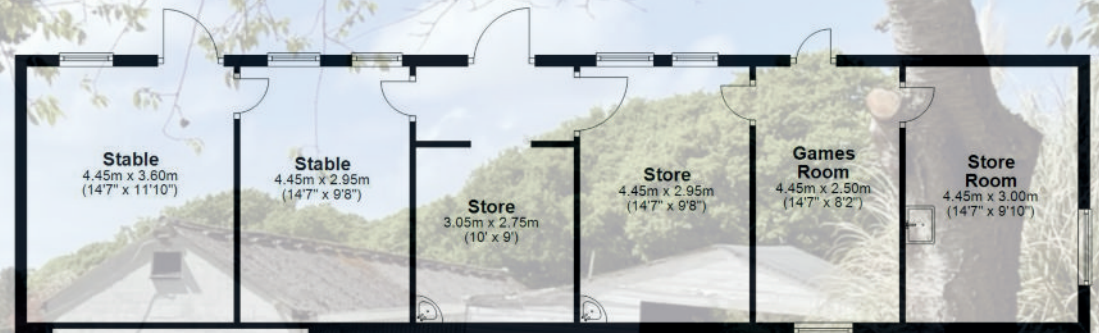
Approx Gross Internal Area
297.3 sqm / 3199.9 sqft



Hen House



Stable Block



Stable Block





Grounds & Gardens

The grounds are a real feature of the property providing ideal equine facilities or for privacy and seclusion, with extensive views across the land from the property on all sides.

Approached via a sweeping drive which leads along to the property and a large parking area directly in front of the main entrance and further access to a number of extensive outbuildings including an attractive detached garage with rear store room, loft room above and glazed potting shed to the side.

Further useful outbuildings include a large 29' hay barn and two stable blocks offering 5 stables, a tack room, 4 store rooms, timber store and games room. These buildings would benefit from some updating and offer further potential.

The stables give direct access to paddocks in front and a hard standing area.

The land extends down to a small stream at the far southwest boundary with gently sloping land extending across approximately 9 paddocks with trees bounding the other boundaries offering in total approximately 27 acres.



Additional Information

Mains electric and water

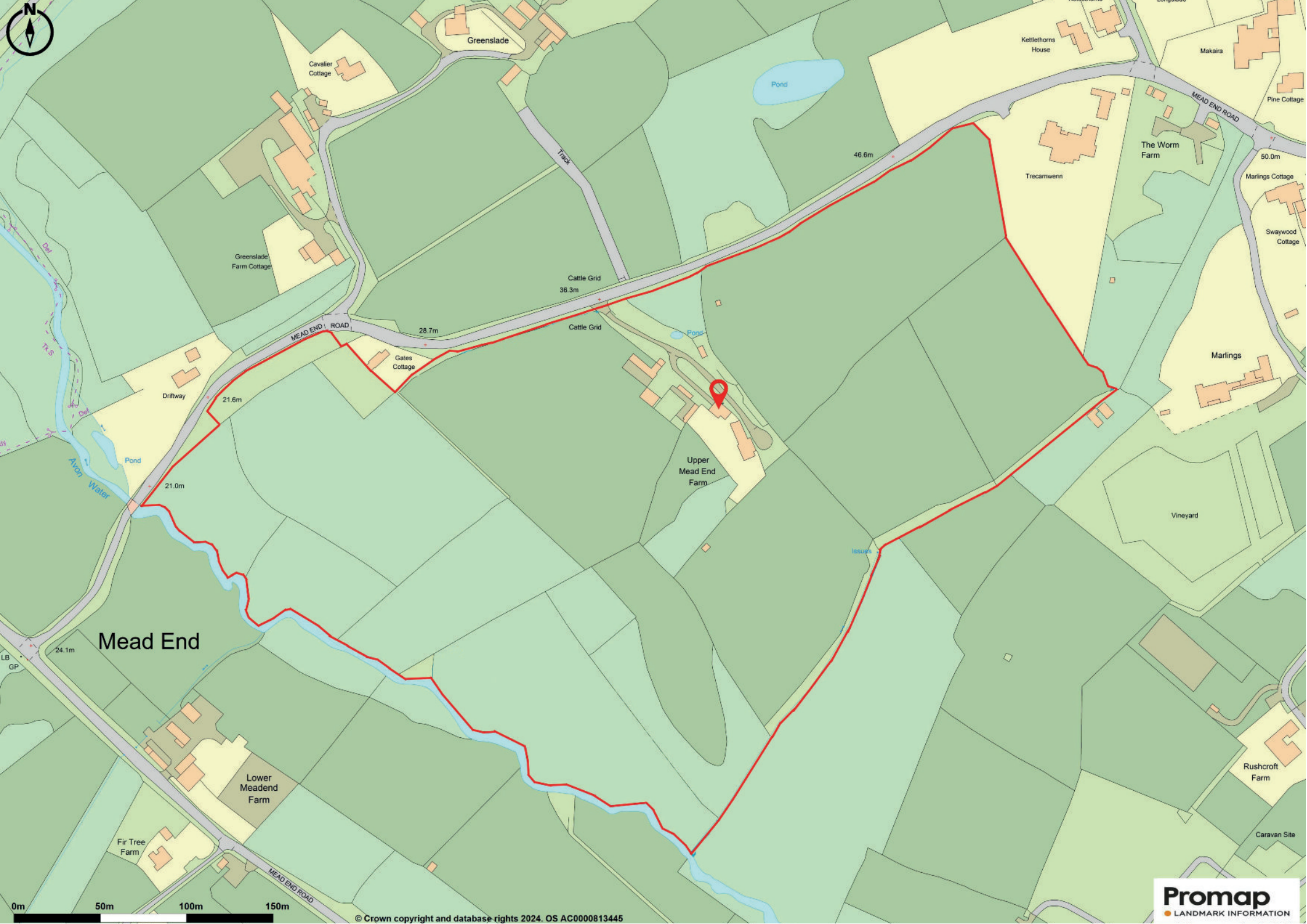
Oil fired central heating

Private drainage

Tenure: Freehold

Energy Performance Rating: F Current: 38 Potential: 67

Council Tax Band: H





Directions

From our office in Brockenhurst turn left and take the first right into Sway Road proceed to the end of the road passing over the railway bridge and take the right at the junction onto the B3055. Proceed for approximately 1.5 miles and at the first brow of the hill take the right turning at the staggered junction proceed across the forest and after approx 0.5 miles take the first turning left signposted to Sway. Continue over the cattle grid and along Brighton Road taking the first right into Mead End Road. Continue along the lane and the property has a wooden name plate on the left side gate post after approximately 1 mile.

Situation

The property is quietly situated in a prime New Forest location within a short walk from the village of Sway and the open forest. Sway offers a useful mainline rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a highly regarded primary school, two public houses and a popular Tennis Club. There is access into the forest via Adlams Lane, which is a quiet no-through lane that opens onto the New Forest. The famed Georgian market town of Lymington, renowned for its river, marinas and yacht clubs offers a diverse range of shopping, leisure and educational facilities, along with a branch line connection to Brockenhurst (approx. 4 miles north east) that again provides a rail connection to London (Waterloo) in approximately 90 minutes.

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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