



**Rushcroft Farm** *Mead End Road, Sway, SO41 6EE*

**S P E N C E R S**  
NEW FOREST









# RUSHCROFT FARM

MEAD END ROAD • SWAY • NEW FOREST

*A long sweeping drive leads up to a substantial residential, farming and equestrian estate set on the outskirts of the village of Sway within walking distance to local amenities and the train station. Comprising a principal house with attached annexe, two separate holiday cottages, flexible farm land currently used for rearing rare breed goats, and a camping and caravan site, Rushcroft Farm offers a truly versatile lifestyle option with the ability to provide a substantial income.*

*Further benefits include an extensive array of outbuildings including stabling for 10 horses, farm buildings including two large barns all set in gardens and grounds approaching 21 acres. The property further benefits from a manege and paddocks.*

## Main Residence

- Reception Hall • Sitting Room • Kitchen/Breakfast Room • Dining Room • Four Ground Floor Double Bedrooms (1 Ensuite) • Family Bathroom
- Principal First Floor Bedroom with Dressing Room Area & Ensuite Bathroom • Sun Terrace • Formal Gardens

## Attached Annexe - The Lodge

- Entrance Lobby • Ground Floor Shower Room • Sitting/Dining Room • Separate Kitchen • First Floor Bedroom • Private Garden
- Allocated Parking

## Owl Barn

- Open Plan Sitting Room • Kitchen/Dining Area • Two Bedrooms • Shower Room • Courtyard Garden

## Buzzard View

- Open Plan Sitting Room • Kitchen/Dining Area • Two Bedrooms • Shower Room • Courtyard Garden

## Camping & Caravan Site

- Hardstanding • Electric Points • Toilets/Showering Facilities



## Principal Residence

An impressive five bedroom family residence offering beautifully appointed accommodation, thought to have been rebuilt in 1993 and substantially modernised subsequently, built of brick elevations under a pitched tiled roof, the property has been designed to be set centrally within the grounds with many of the principle rooms orientated to enjoy the elevated southerly aspects across the gardens and paddocks beyond.

The principal L shaped reception room offers a wonderful open plan arrangement to suit modern family life and benefits from an array of double glazing across the rear with two French doors leading out to the terrace.

The sitting room is arranged around a magnificent feature brick fireplace with inset woodburner which then extends through to an impressive kitchen which is fitted with a large Aga and comprehensive range of eye and base level storage cupboards, display units with coordinating granite worksurfaces with peninsular island and breakfast bar. A dining room is set off the kitchen, which could be used as a study and benefits from a bow window to the front aspect and stairs leads from here up to the principal bedroom suite.

From the kitchen, there is access through to the attached self contained annexe, currently used as a holiday cottage, but which could be incorporated if required as part of the main property or used as ancillary accommodation for a dependant relative. The accommodation offers it's own private entrance, kitchen, bathroom and living/dining room to the ground floor with a double bedroom set on the first floor. The annexe has access to a private garden and parking area.

£2,995,000



4



10



6





## The Property Continued...

From the main hallway there is access to four ground floor double bedrooms. Bedroom two is set to the rear of the property with open views across the rear and paddocks beyond and benefits from a generous ensuite bathroom and built in storage cupboards. There are three further bedrooms set off the hallway, two with built in wardrobes. The family bathroom completes the ground floor.

The first floor accommodation offers a generous landing area which could be used as a large dressing room or family room and which in turn leads through to the principal bedroom which has velux windows set into the roofline with extensive eaves storage areas. A fitted dressing area leads through to a large ensuite bathroom with bath and walk in shower facilities.

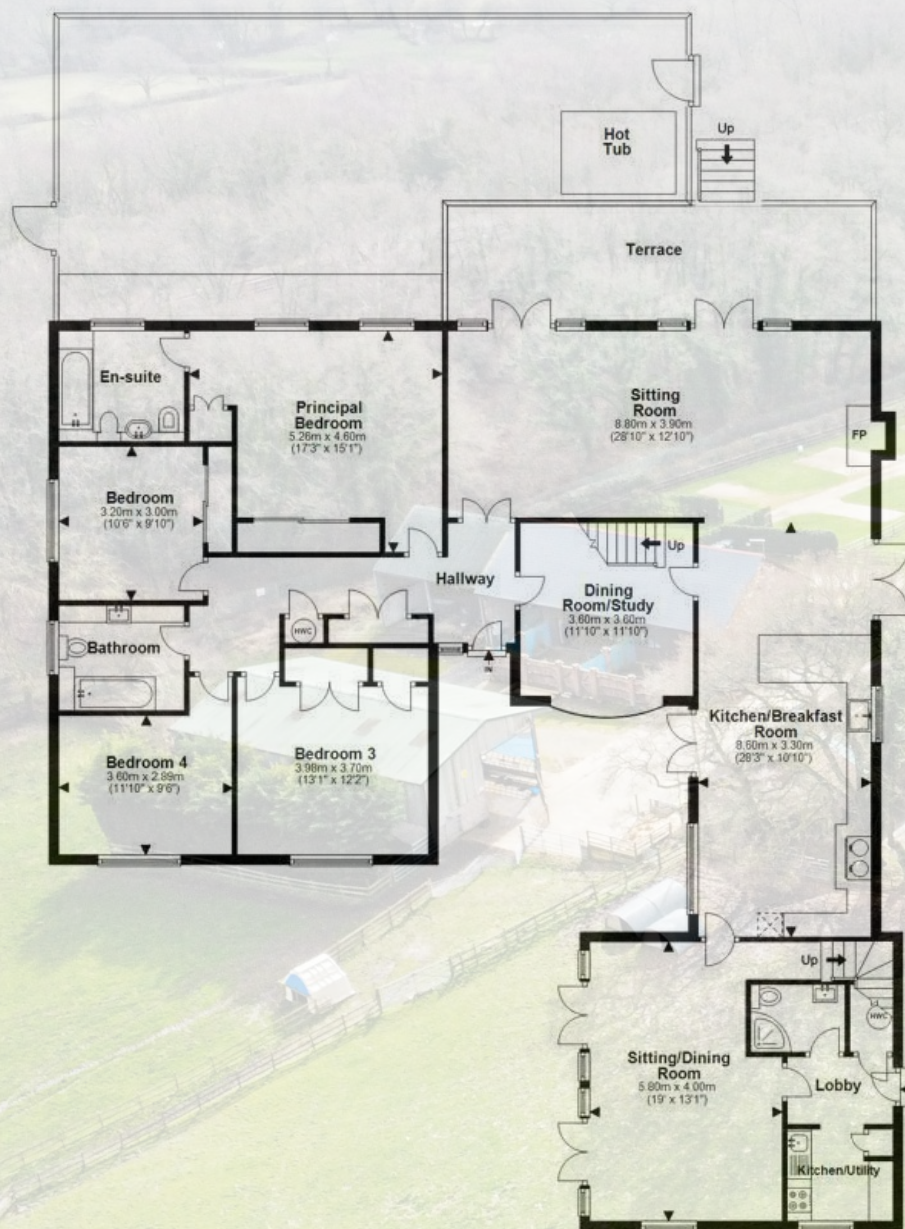




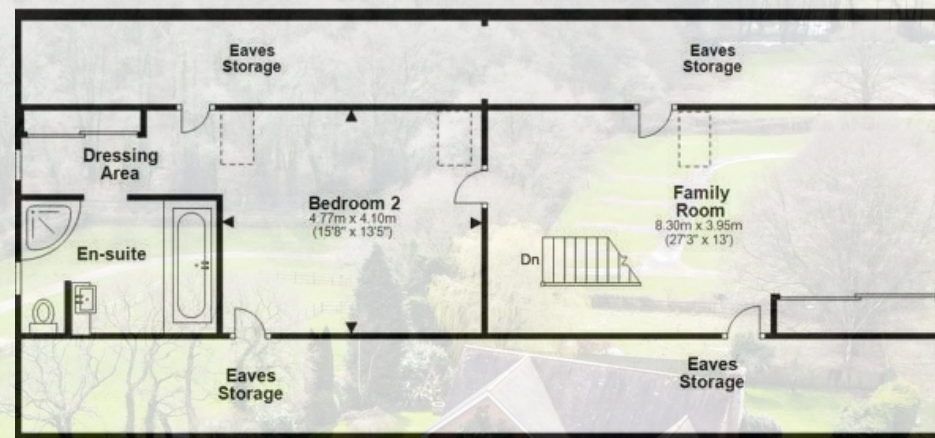
# Rushcroft Farm, Lodge & Cottages

## Floor Plan

### Ground Floor



### First Floor

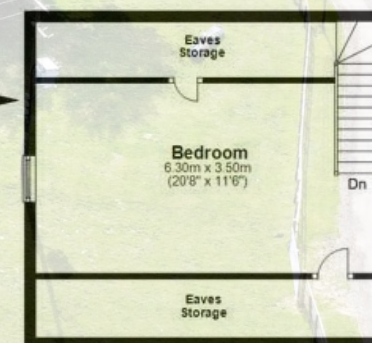


### Approximate Gross Internal Areas

Farmhouse: 265.3 sqm / 2855.7 sqft  
Attached Lodge: 73.2 sqm / 787.9 sqft  
Separate Lodges x 2: 113.3 sqm / 1219.6 sqft

**Total Approximate Gross Area:**  
**451.8 sqm / 4863.2 sqft**

Lodge →







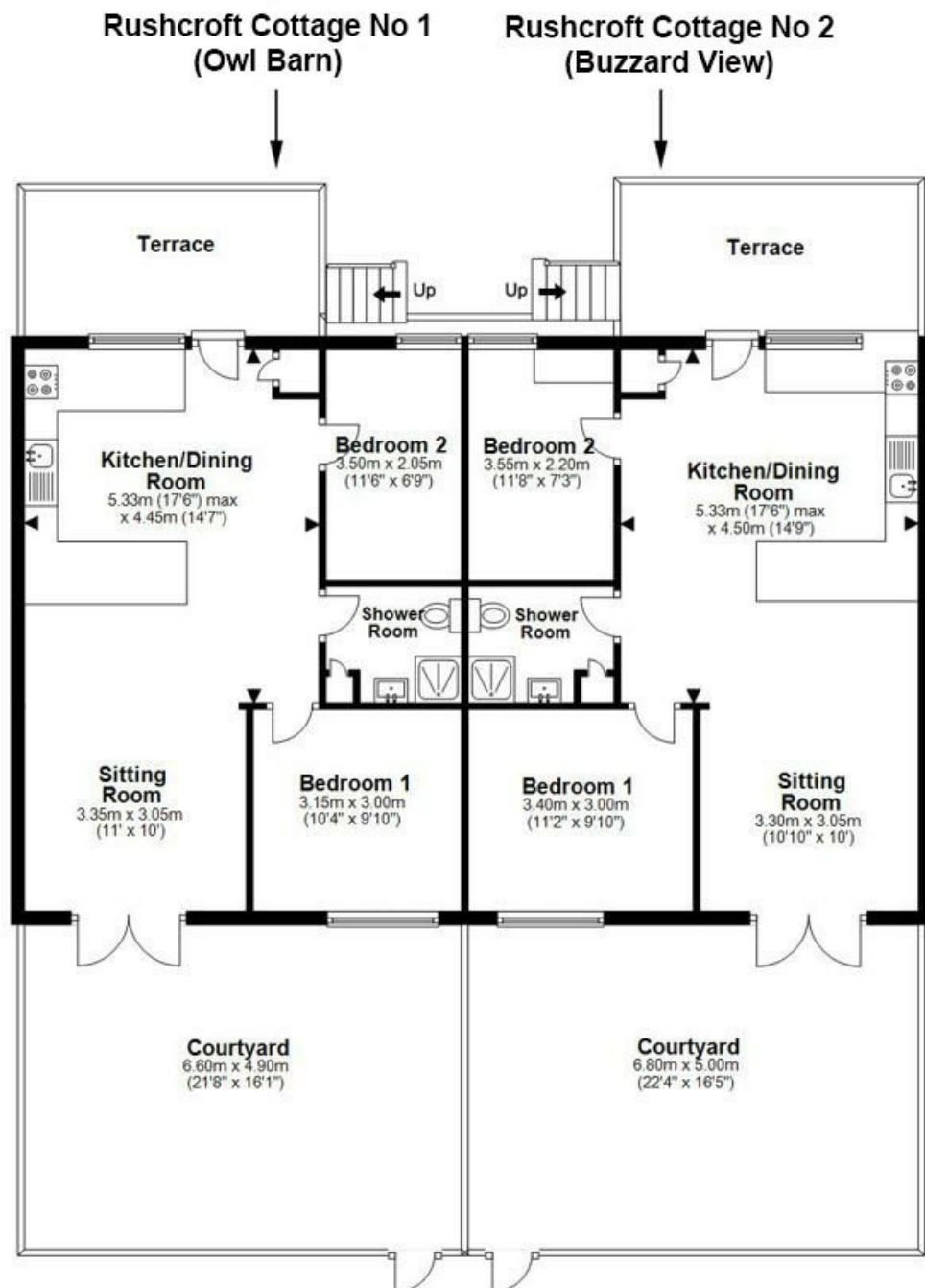


Illustration for identification purposes only; measurements are approximate, not to scale EPC New Forest  
Plan produced using PlanUp.

## Ancillary Accommodation

Rushcroft Cottage 1 (Owl Barn) and Rushcroft Cottage 2 (Buzzard View)

Set within a separate detached outbuilding, there are two near on identical self-contained cottages currently used as successful holiday cottages.

Both cottages offer spacious layouts with tall ceilings making them feel light and airy. The cottages benefit from an open plan fitted kitchen which lead into the sitting areas. From here French doors lead out to the courtyard gardens. There are two double bedrooms and a family shower room. The cottages benefit from parking for at least 5 cars to the front and recently installed bank of solar panels supply the electric and heating.

## Camping and Caravan Site

A separate gated vehicular driveway leads from the centre of Sway and provides access to the campsite which offers hardstanding with electric hook-up's for caravans which also benefits from the bank of solar panels.

There is an additional paddock which benefits from grassed pitches with electric hook ups for camping set around a large grassed area with separate showering and toilet facilities set within the barn, wash areas and two chemical disposal points .

Agent Note: The vendors currently also offer guests the option to bring their own horse for horse stay holidays and guests are able to use the paddocks and stabling.

## Solar Panels

30 panels set on the barn generating 12.2mw in 2024 and supplying electric/heating for the two holiday cottages.

16 panels set on the main house generating 6.05mw in 2024.









## Outbuildings

Rushcroft Farm provides excellent equestrian facilities with two stable courtyards, paddocks and manege. There is an excellent range of modern barns with potential scope for further conversion subject to the usual planning regulations.

The top yard provides access to four large (13' x 13') brick built stables, and a double foaling box which the vendors use for their own personal requirements being close to the main house.

The lower stable yard provides access to seven further large stables, four with individual turnout courtyards which are currently used for horse stay holidays and have been run as a successful DIY livery business in past years.

Both yards have hardstanding, tack room, water and electric.

A large open barn leads from here which has two stables and a farm office with a further large 30' barn set off the yard and which is used for rare breed goat farming with access to large paddocks.

A tack room and implement store complete the arrangement of useful outbuildings.

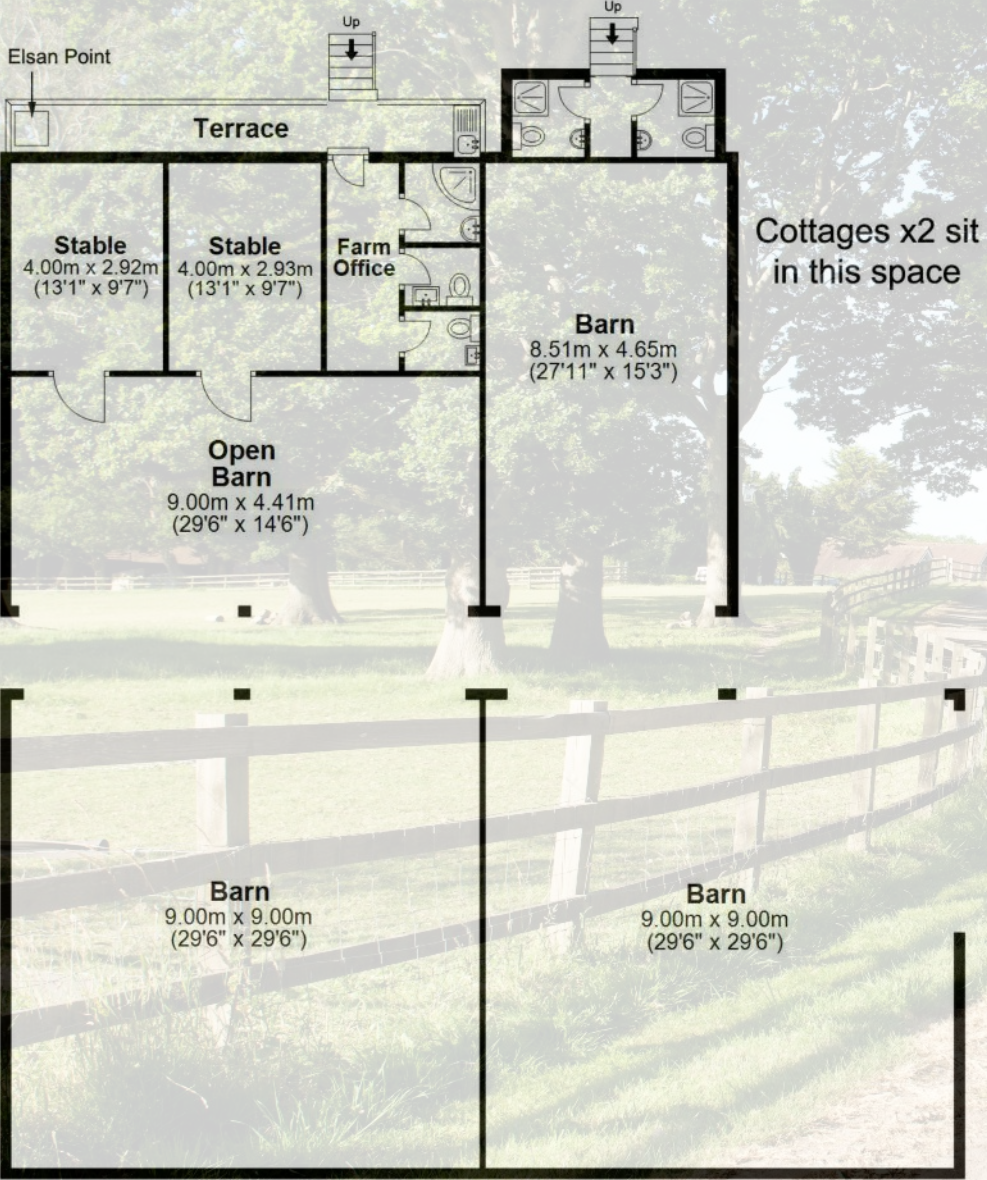
## Agents Note

The forestry commission has planted 100's of young trees across the paddocks which they will continue to maintain for 1 year.



# Outbuildings Floor Plan

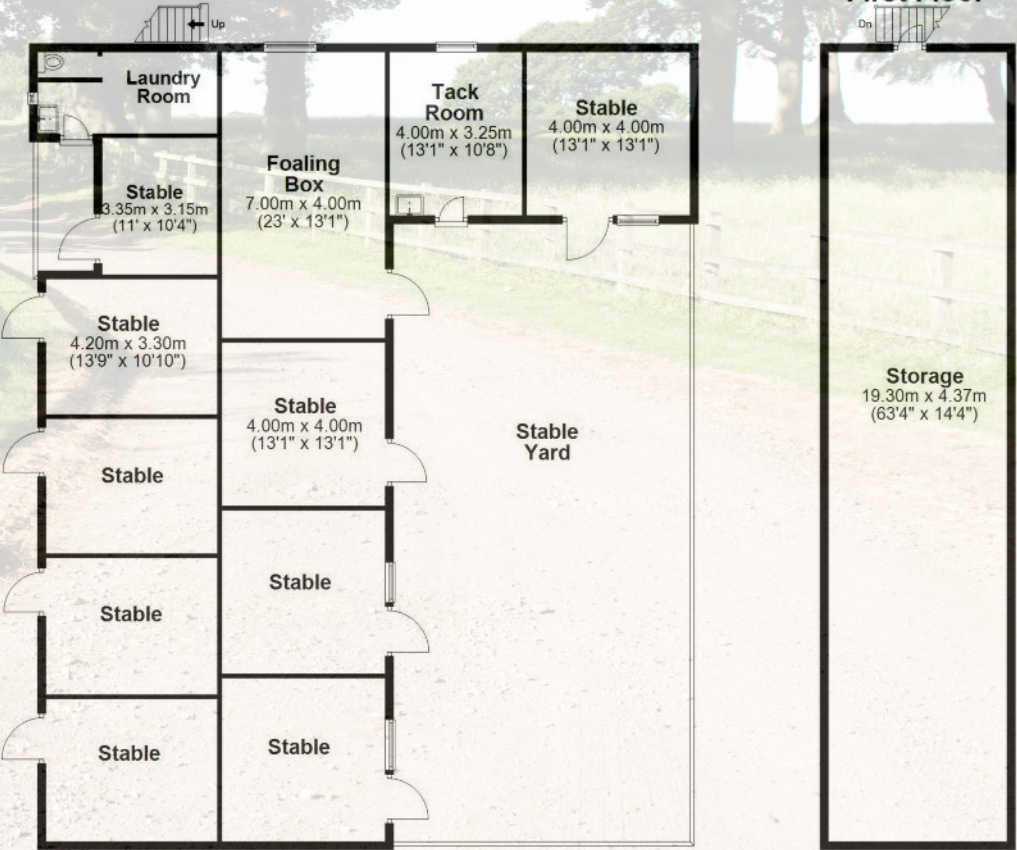
## Ground Floor



**Rushcroft Farm Outbuildings**  
(not necessarily in correct position/orientation)

**Approximate Gross Internal Area**  
**573.4 sqm / 6172.0 sqft**

## First Floor







## Grounds & Equestrian Facilities

- Private Stable Yard with 4 Stables, Foaling Box and Tack Room • Further Stable Yard with 5 Stables and Laundry Room • Open Barn with 2 Stables and Farm Office • Further Large 30' Barn • Tack Room with Implement Store
- '21 Acres • Manege with some mirrors

## Camping & Caravan Site

- Separate Vehicular Access • 5 Hardstandings with Electric Hook Ups
- Grass Tent Pitches with Electric Hook Up
- Toilet and Showering Facilities





## Grounds & Gardens

The total plot extends to approximately 21 acres which included the grounds, gardens, campsite and menage.

The land runs down to a stream at the bottom with a natural woodland area with an adjoining grassed area. There is also a shepherds hut (available by separate negotiation) with fantastic views over the farm which is currently also available for holiday letting.

The paddocks offer good pasture with recently erected post and rail fencing and mains electric fences and automatic drinkers in all paddocks.

An excellent free draining 40m x 20m menage with supportive surface is set to the side of the property and set with some mirrors to the surround.

There is very easy and safe hacking out from the property to the forest via Mead End Road and Adlams Lane.





## Directions

From our office in Brockenhurst, turn left and proceed up Brookley Road. Take the first right onto Sway Road and continue to the end of the road, passing over the railway bridge before turning right onto the B3055. Follow the road for approximately three miles before turning right across the forest. Take the first left into Brighton Road and at the bend, turn right into Mead End Road where access to the property can be found signposted on the left.

What3words: ///even.intro.grafted

## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: B Current: 81 Potential: 87

Services: Mains gas, electric and water

Private drainage

Gas central heating

Property construction: Standard construction

Broadband: ADSL Copper based phone landline

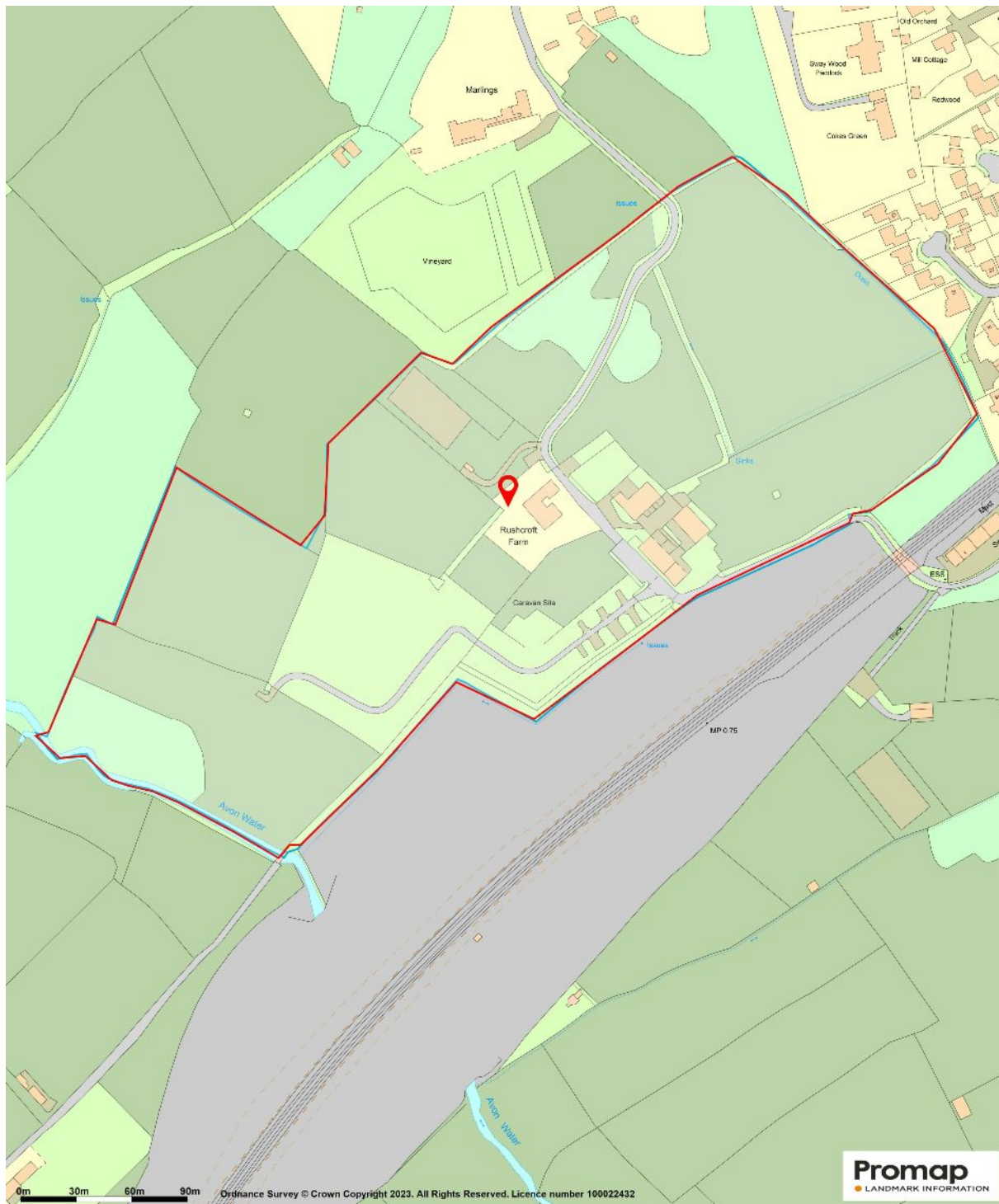
Superfast broadband with speeds of up to 51 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, buyers to check with their provider.

## 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.





## The Situation

The property occupies a secluded semi-rural position on the edge of the delightful 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 convenient 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.

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.

## Points Of Interest

Sway Train Station	0.3 Miles
Manor at Sway (Hotel)	0.3 Miles
Silver Hind (Public House)	0.3 Miles
Doctors/Pharmacy	0.3 Miles
Food Store	0.3 Miles
Sway Butchers	0.3 Miles
Sway Lawn Tennis Club	0.4 Miles
St Lukes C of E Primary School	0.5 Miles
Hare and Hounds	0.8 Miles
Brockenhurst College	3.9 Miles





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

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