



Forest Holme

*Barrows Lane, Sway, Lymington, SO41 6DE*

SPENCERS  
NEW FOREST









*A spacious four bedroom detached property set in a beautifully landscaped plot with delightful views over the surrounding countryside*

## The Property

The property offers an attractive façade of brick and rendered elevations with decorative beams set under a pitched tiled roof. The property benefits from double glazed windows and doors, gas fired central heating and is well presented throughout with the rooms to the rear elevation enjoying fine views over the adjoining paddocks and countryside.

A covered entrance porch opens via the main front door into a spacious dining hall with feature fireplace and picture window overlooking the front aspect. A door to the other side opens into the inner hallway.

From the dining hall, a door leads to the double aspect sitting room with decorative fireplace and sliding doors leading out to the rear sun terrace.

The well-proportioned kitchen is comprehensively fitted with a range of wall and base level storage units, roll edged work surfaces and built-in appliances. Large sliding doors open out onto the rear terrace and garden with views across the paddocks and the rear. Adjoining the kitchen and accessed via an archway is the breakfast room, which overlooks the rear garden and opens back into the inner hallway.

The inner hall leads to two ground floor double bedrooms, one of which enjoys views across the adjoining countryside and the other, a double aspect outlook to the front.

These two bedrooms are served by the family bathroom, comprising a panelled bath, shower cubicle, wash basin and WC.



**£1,100,000**



4



2



2









## The Property Continued...

The ground floor layout is completed by a versatile and good size family/play room offering options for a number of usages, including that of another bedroom. There is an additional storage area, currently used as an utility area with plumbing for appliances, behind this room.

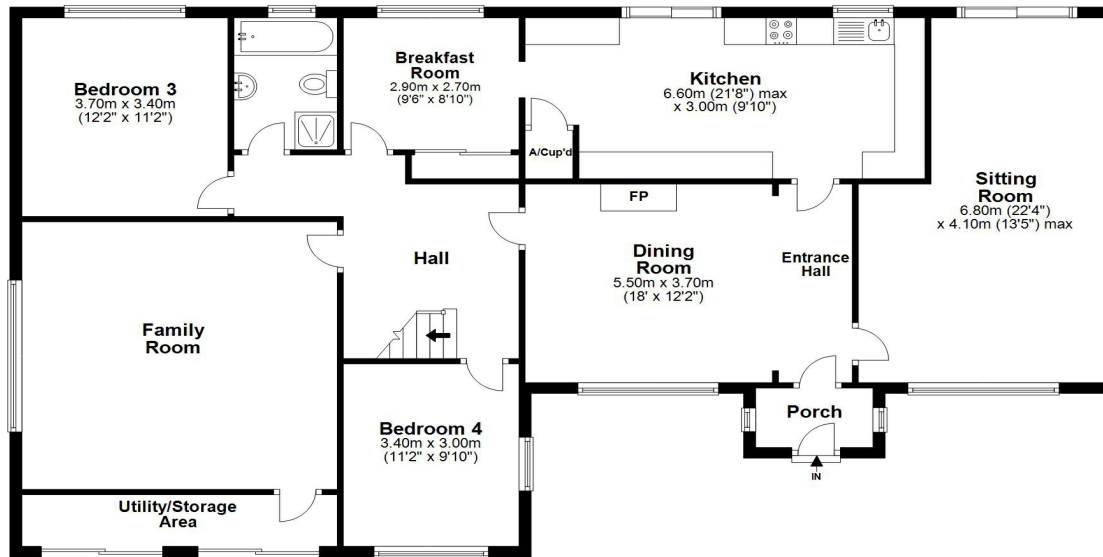
A stairwell from the inner hallway ascends to the first floor landing providing access to the large master bedroom with walk-in wardrobe and spacious en-suite bathroom comprising a panelled bath, wash basin and WC. Two rear aspect windows provide wonderful elevated views across the rear garden and open fields beyond.

To the other end of the landing is another double bedroom with a front aspect window offering elevated views across the drive and front lawn.

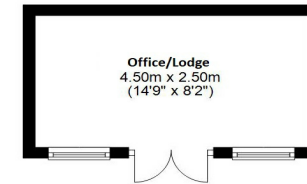




## Ground Floor



## Floor Plan



## First Floor



### Approximate Gross Internal Areas

House: 200.8 sqm / 2162.0 sqft  
Summerhouse (not necessarily in correct position/orientation): 11.2 sqm / 120.6 sqft

**Total Approximate Gross Area:**  
**212.0 sqm / 2282.6 sqft**





*The property offers versatile living accommodation and further benefits from off road parking and a useful home office set within the grounds*

## Grounds & Gardens

Double electric wooden gates open onto the driveway, which offers ample off road parking for multiple vehicles.

The landscaped gardens are a particular feature of the property being beautifully maintained and bounded by a brick wall boundary to the front providing a high degree of privacy and seclusion.

The front garden has been laid mainly to lawn and is surrounded by shaped borders containing an attractive and colourful array of mature shrubs, trees and flowers. The lawn sweeps around to the side where there is a greenhouse and on to the rear.

The beautiful rear gardens are predominantly laid to level lawn with an array of well-tended and stocked borders that include a rockery and water feature to the centre.

Adjoining and extending across the rear of the house is a paved terrace area, ideal for alfresco entertaining whilst enjoying the wonderful, uninterrupted views across the adjoining paddocks and countryside beyond.

A useful log cabin is set to the rear, ideal for use as a home office benefiting from power and light.

The grounds extend in total to approximately one third of an acre and provide a fantastic space for keen gardeners and children to play.













## Situation

The property enjoys a lovely rural setting in an elevated position with delightful views across the front and rear aspects.

Only 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market.

The village of Sway is within approximately 2 miles and has a good range of amenities including a railway station and the village of Brockenhurst is within 4 miles to the northeast with mainline rail links to London Waterloo (approximately 90 minutes) and a bustling community with shops and restaurants.

To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

## Directions

From our Brockenhurst office turn left and take the first right into Sway Road. Proceed to the end of the road turning right at the T-junction. After approximately three miles turn left into Barrows Lane. Follow this road for one mile and Forest Holme will be found on the right hand side.

## Services

Tenure: Freehold

Services: Mains gas, water and electricity - Private drainage

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.







## Local Area

On the southern edge of the New Forest is the delightful and historic village of Sway, lying three miles from the coastal town of Lymington and five miles from the coast.

Sway boasts a vibrant community with an annual carnival, a village hall with activities ranging from archery to yoga, as well as cricket, football and tennis clubs.

The village centre offers a good degree of diversity, with a contemporary arts hub, a choice of popular pubs, a popular cafe/deli, an award-winning butcher's, a village store and a post office among others.

The village primary school, St. Luke's is rated 'outstanding' by Ofsted making the area popular with young families.

A mainline rail station linking to London Waterloo adds to the allure for commuters and while there's easy access to the open forest for dog walking and cycling, Sway is off the usual tourist track making it feel peaceful and relaxed.

Sway's claims to fame include the 200-foot high Sway Tower, the tallest structure constructed of non-reinforced concrete and an iconic landmark of the New Forest.

The countryside around Sway was also the setting for Captain Marryat's work 'The Children of the New Forest'.

## Points Of Interest

Hare and Hounds	1.6 Miles
Sway Butchers	1.6 Miles
St. Lukes C of E Primary School	1.5 Miles
Sway Lawn Tennis Club	1.3 Miles
Sway Surgery	1.4 Miles





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

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