



**Havana**

*Pitmore Lane, Sway, Lymington, SO41 6BW*

**SPENCERS**  
NEW FOREST









# HAVANA

## PITMORE LANE • SWAY • NEW FOREST

An attractive detached family residence, occupying a much sought-after location with direct forest access and outstanding forest views as far as the eye can see.

Constructed 25 years ago, the property also benefits from an attached one bedroom annexe, further ancillary accommodation and extensive outbuildings including a detached quadruple garage, two large barns as well as extensive off-road parking and a south facing rear garden.

Situated on the outskirts of the desirable New Forest village of Sway, with its friendly community and range of amenities.

**£1,400,000**





## The Property

Access to the property is gained via a brick and timber storm porch, leading into a generous entrance hallway which houses the wood burning stove with back boiler and offers the potential for under stairs storage cupboards.

The hallway leads through to the farmhouse kitchen which incorporates a selection of base and wall units which include an integrated full height fridge, space and plumbing for a dishwasher and Belling range cooker and extractor. The kitchen leads through into a generous utility room with additional base and wall units and space and plumbing for a washing machine and dryer. An external door leads to the rear brick and timber storm porch and to the rear patio and lawn area beyond.

The sitting/dining room has a triple aspect with views to both the front and rear and benefits from an open fire with a Purbeck stone fireplace and hearth, serving hatch from the kitchen and French doors leading out to the rear patio area, ideal for entertaining.

Also located on the ground floor is the family room/bedroom four which has an aspect overlooking the front of the property, with views out over the open forest.

A staircase rises to the first floor accommodation via the bright and airy landing which houses the airing cupboard with water tank. A window overlooks the front aspect, providing far reaching elevated views of the surrounding Forest landscape.

Bedroom one has an aspect overlooking the rear garden and features ample built in drawer, wardrobe and cupboard space as well as the added benefit of a generous ensuite bathroom made up of a shower cubicle, bath, wash hand basin, bidet and WC.

Bedroom two and three both benefit from a front aspect with scenic views and are serviced by the family bathroom which comprises a bath with shower head over, wash hand basin and WC.











## Annexe

Adjoining the property is a one bedroom annexe which has its own separate access, leading into a galley style kitchen with base and wall units, an integrated fridge and space for an electric cooker.

The kitchen leads into a double aspect living room with access to large downstairs shower room with walk-in shower cubicle, wash hand basin and WC.

A staircase leads to the large upstairs bedroom which has a Velux window, access to eaves storage.

There is an additional detached outbuilding which could be used as ancillary accommodation or as a home office/studio.

## Grounds & Gardens



The property is approached by a cattle grid leading to an extremely generous block paved driveway providing parking for numerous vehicles and access to the quadruple car garage, providing ample storage and additional parking, with a car inspection pit within and a staircase leading to generous additional storage above.

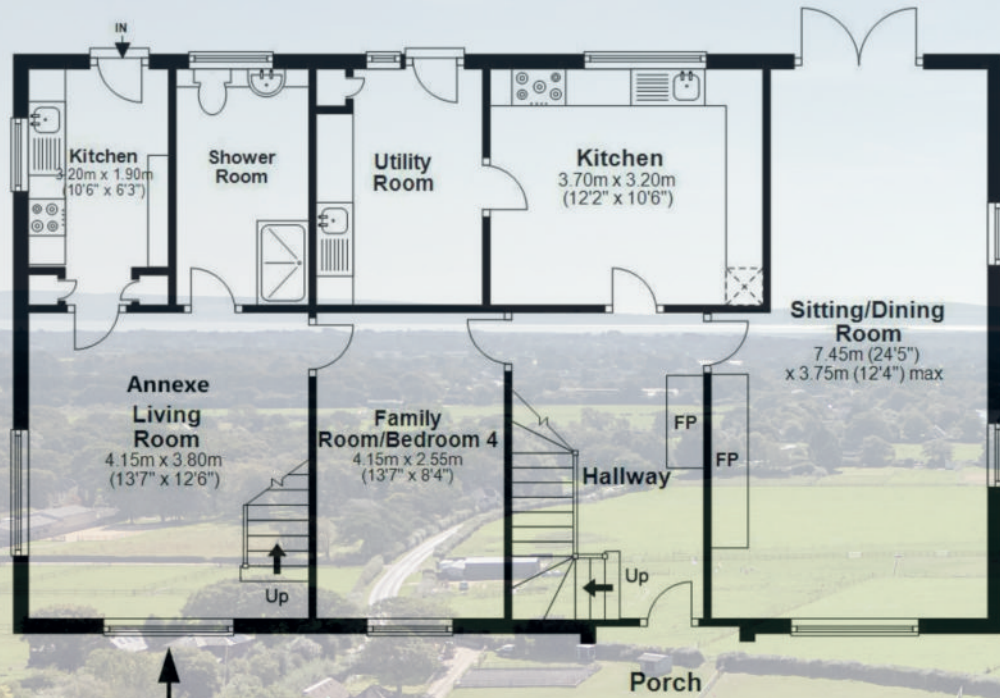
To the front of the property is a landscaped raised slate garden bordered by post and rail fencing and mature Rhododendron shrubs.

The driveway leads to the bottom of the front garden, and sweeps round to the first of the generous outbuildings and workshop beyond, both of which benefit from power and light supply. Further benefits include a raised vegetable garden and outside power sockets.

The rear garden is set on two levels and is both private and enclosed. The upper level is made up of a Indian Sandstone patio which spans the entire width of the property, providing an ideal space for seating and alfresco dining. Further benefiting from a low maintenance artificial lawn.



# Ground Floor



## Floor Plan

Lodge



# First Floor



## Approx Gross Internal Areas

Main House: 140.2 sqm / 1509.0 sqft

Annexe: 48.0 sqm / 516.7 sqft

Lodge: 28.0 sqm / 301.4 sqft

**Total Approx Gross Area: 216.2 sqm / 2327.1**

Illustration for identification purposes only; measurements are approximate, not to scale. FP USKetch  
Plan produced using PlanUp.

Annexe









## Outbuildings

Large Barn 37'9 x 18'1 offering double full height doors suitable for large vehicles and separate pedestrian access. The barn is currently used as a workshop.

Small barn 24'11 x 12'10 is currently used to store a large motor home with full height double doors and separate pedestrian door.

## Garaging

Detached garage which will house 3/4 cars. Stairs lead up to a large store room above which could be utilised as further ancillary accommodation (STTP) or home office.

## Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Continue to the end of the Sway Road and turn right onto the B3055. Continue for approximately two miles and turn left at the War Memorial junction, just before the Hare and Hounds Pub. Proceed along Pitmore Lane for approximately 1/2 mile and the property is found on the right side along a short gravel track.

## Additional Information

Energy Performance Rating: C

Council Tax Band: G

Tenure: Freehold

Mains water, gas and electric - Private Drainage

## Agents Notes

In accordance with the Code of Practice for Estate Agents we hereby advise that the vendor of this property is a family member of an employee at Spencers New Forest.





## Outbuildings Floor Plan

### Ground Floor



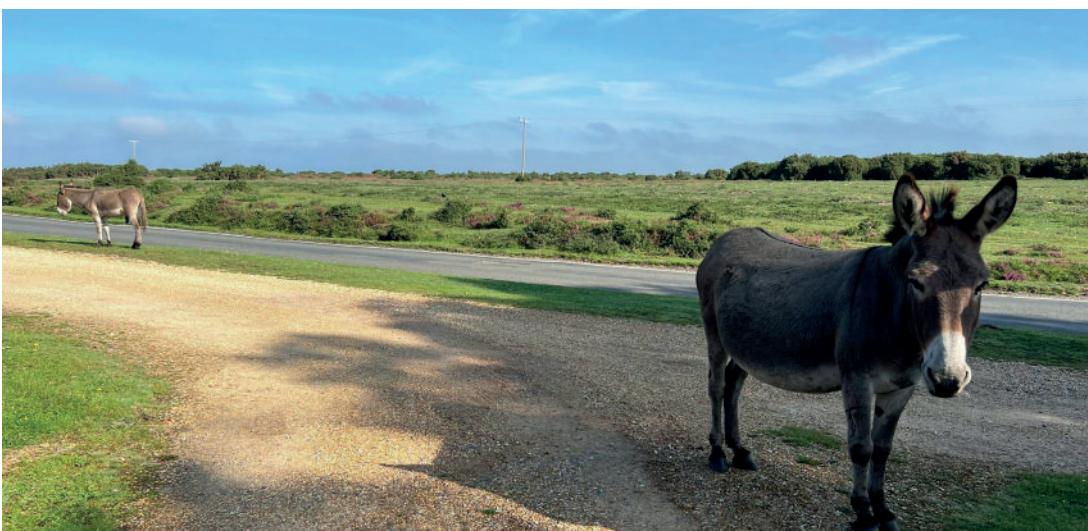
### Total Approx Gross Internal Area

Misc Outbuildings (not necessarily in correct position/orientation): 232.0 sqm / 2487.3

### First Floor







*This village in the heart of the New Forest offers everything you could want for a convenient lifestyle with the excellent array of amenities on offer*

## Situation

The property is situated directly opposite to open forest and on the outskirts of Sway village, being just a few minutes from the mainline railway station (London Waterloo approx. 90 minutes), a general convenience store, award winning Butchers, doctors surgery, post office, public house and the highly regarded St Luke's Primary School.

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

Brockenhurst Train Station	1.0 miles
Brockenhurst College	1.1 miles
Brockenhurst Primary School	0.5 miles
The Pig	2.0 miles
Lymington High Street	4.6 miles
Lime Wood Hotel	6.3 miles

## 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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