



Woodstown House

Coombe Lane, Sway, Lymington, SO41 6BP

SPENCERS
NEW FOREST





WOODSTOWN HOUSE

COOMBE LANE • SWAY

A magnificent and elegant country house of great character and charm situated in a secluded semi rural location on the outskirts of the popular New Forest village of Sway with direct forest access along Coombe Lane.

The property offers extensive accommodation set across three floors extending to in excess of 6,600 sqft and additional benefits include an attached one bedroom annexe and planning permission for a detached double garage, which is currently being constructed. The top floor could additionally be used as a self-contained apartment with independent access by way of a second staircase and internal lift (not currently in service).

£2,250,000



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The Property

The property has been the subject of an extensive programme of extension and refurbishment in recent years and offers versatile accommodation that would fit a number of individual requirements as a whole or for multigenerational living with the potential to derive an income. The accommodation is laid out on a grand scale with large, opulent rooms epitomising the best properties of the era. An entrance lobby leads to an impressive reception hall with stairs rising to the upper floors and French doors open out from here onto the rear terrace which makes an ideal space for entertaining.

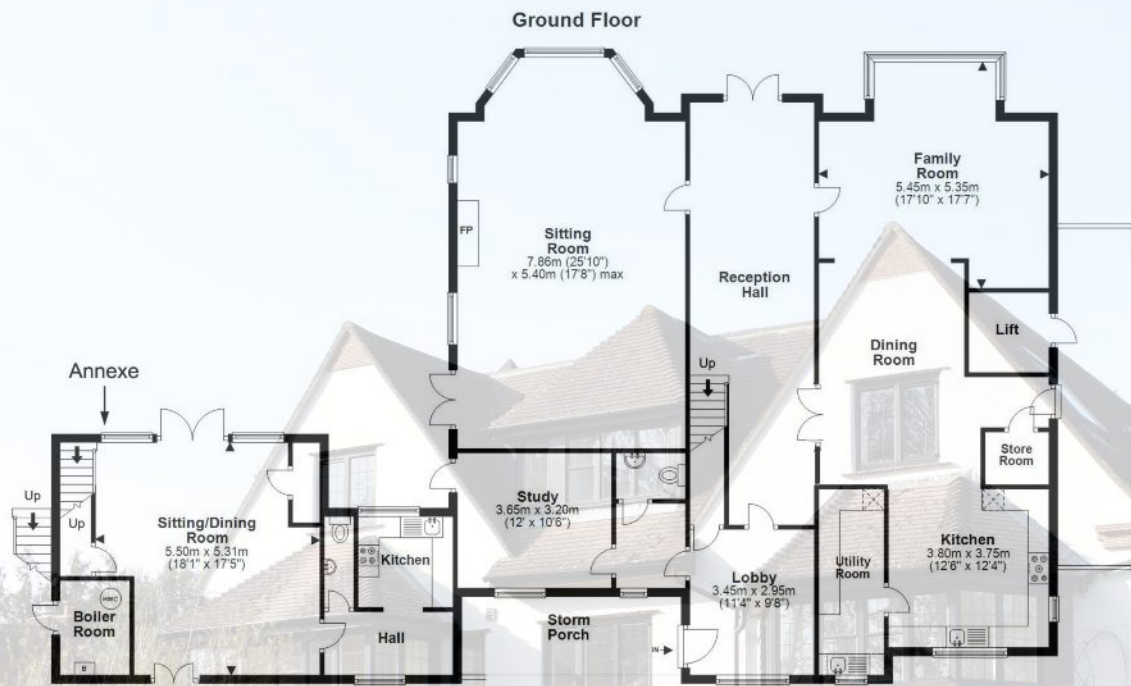
Double doors lead into a large and beautifully appointed open plan kitchen/dining and family room spanning the full depth of the property with the benefit of a corner woodburner as a focal point within the family room.

The principal 25' sitting room benefits from a feature fireplace with newly fitted woodburner, patio doors lead out to the garden and the room enjoys a southerly aspect with views across the gardens. Further rooms to this level include a study, utility room and cloakroom.

To the first floor, an extensive landing area links to all of the bedrooms and access to the lift (currently out of service) and the back staircase. An impressive 17' double aspect principal bedroom suite with large bay window overlooks the rear gardens and fields beyond. From here there is access to a luxurious en-suite bathroom and into two his and hers fully fitted dressing rooms. This floor offers two further guest bedrooms, both with en suite facilities and a store room.

Both flights of stairs lead up to the top floor which offers four further spacious bedrooms, two of which are en suites and could be used for a number of purposes including as a home office, gym or media room.

Agents Note: Works are currently in progress to refurbish the bathroom, lay new flooring and create a new enclosed entrance porch, the works are forecast to be completed in April.

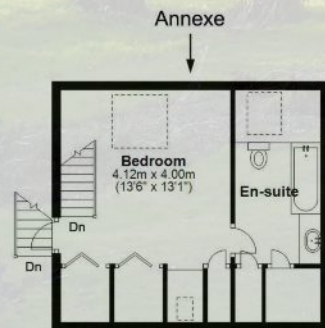
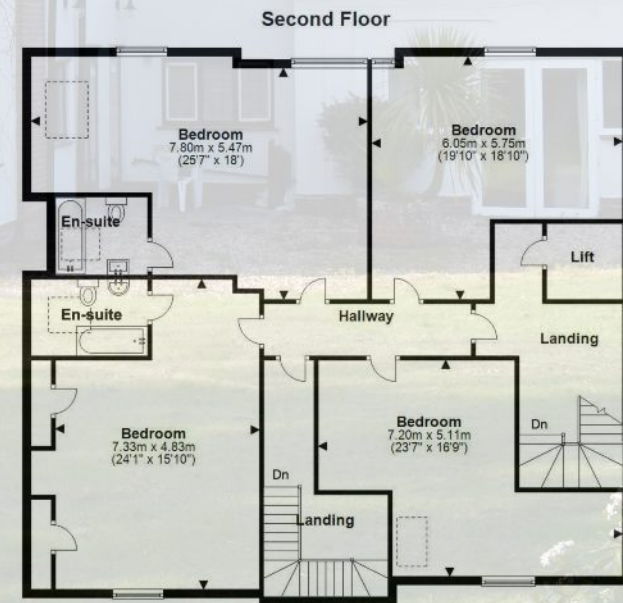
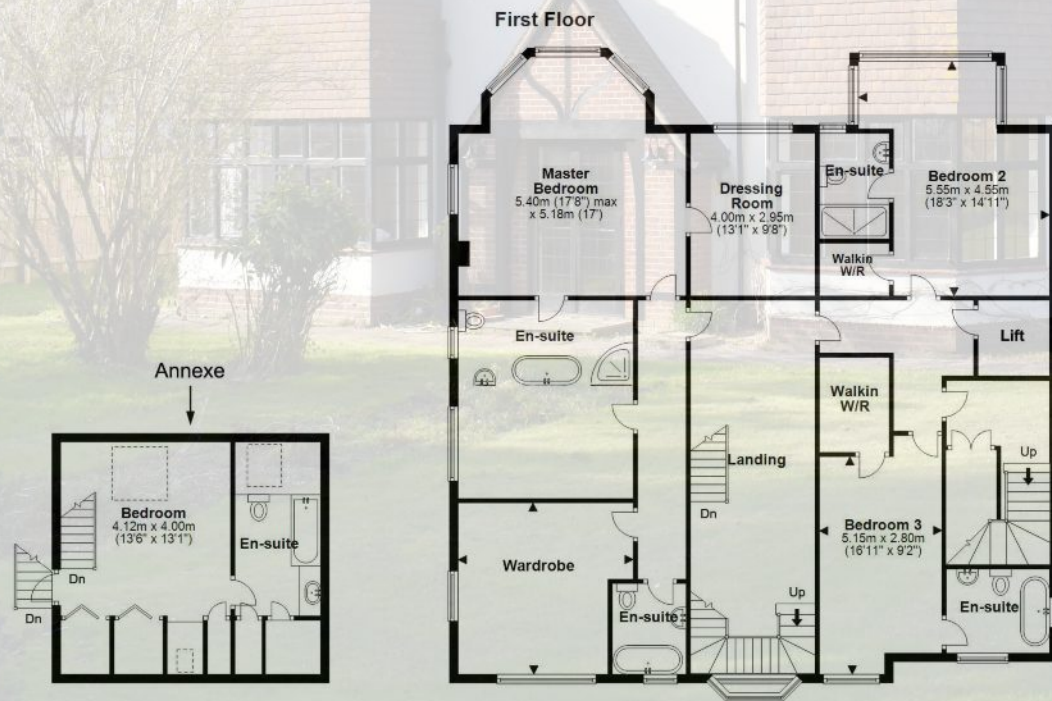


Approx Gross Internal Areas

Main House: 541.7 sqm / 5830.8 sqft

Annexe: 79.5 sqm / 855.7 sqft

**Total approx Gross Area:
621.2 sqm / 6685.5 sqft**





Annexe

Adjoining the property there is a spacious self contained one bedroom annexe suitable for a number of uses including for dependent relatives or to generate income as a holiday cottage/rental property (subject to the necessary requirements).

The annexe benefits from its own entrance and is in the process of being renovated to provide a newly fitted kitchen, open plan living room/dining room with patio doors leading out to a rear terrace and garden. The first floor offers a good sized bedroom with stairs coming up from the ground floor and an en suite bathroom.

Grounds & Gardens

The property is approached by a sweeping driveway leading to a large circular parking area providing access to the property and annexe. The current owners are currently in the process of constructing a wooden car barn with open parking, which will be completed upon sale.

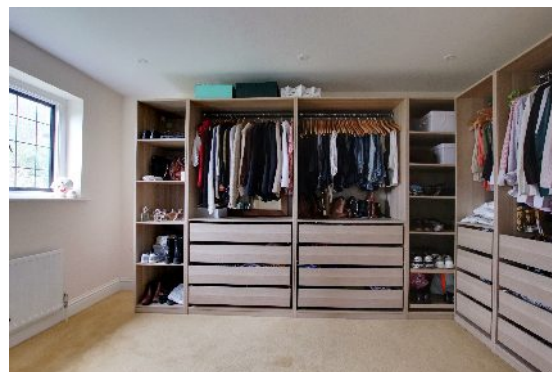
The wonderfully established grounds surround the property and extend in total to approximately to 0.8 acre comprising established mature trees including large pine tree and a magnolia. The attractive gardens provide extensive lawns and are defined by fence and hedgerow borders and an informally arranged orchard. A paved sun terrace adjoins and extends across the back of the house.

Services

Energy Performance Rating: C Current: 75 Potential: 79

All mains services connected

Tenure: Freehold





Directions

From our office in Brockenhurst turn left and proceed up Brookley Road. Take the first right into Sway Road and continue to the end of the road, passing over the railway bridge before turning right onto the B3055. Continue for approximately one mile before taking the left turn into Pitmore Lane. Take the second right into Coombe Lane, over a cattle grid and where the entrance to the property will be found after a short distance on the right hand side.

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 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.

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.

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 or 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



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com