



**Arnewood Towers House** *Barrows Lane, Sway, SO41 6DD*

**SPENCERS**  
NEW FOREST





# ARNEWOOD TOWERS HOUSE

## BARROWS LANE • SWAY

*A substantial and versatile country house set in a private and mature plot of around a half an acre with ample parking. The main house boasts 5 reception rooms including a stunning studio with feature barrel shaped ceiling, a dairy/utility, 3 bedrooms (originally four bedrooms), two bathrooms and 4 cellars with 6ft headroom.*

*This classic Peterson designed house is close to the famous Sway Tower and dates back to the late 1800's with a beautiful rustic French style throughout. Set in a beautiful plot surrounded by paddocks all within the New Forest National Park boundary.*

*£1,395,000*



3



5



2





## The Property

The large oak framed door leads to a beautiful hallway with stunning tiled floor and barrel shaped feature ceilings which can be found in all of the principal rooms, typical of the opulent Peterson design.

On the immediate left, the library has an open fireplace with tile surround and large windows to the front aspect. The hall opens into a large welcoming reception hall where the staircase leads to the first floor. A door leads down to the extensive cellars and access to the drawing room with a gas living flame fireplace and glazed doors out to the gardens to the south side of the house.

The farmhouse style kitchen has a tiled floor and large gas Aga with two integrated electric ovens, gas hob, integrated dishwasher and microwave. The kitchen overlooks the stunning courtyard garden.

Steps lead up from the kitchen to a generous dining room with views across the side gardens.

A real feature of the property is a 20' studio set to the rear of the property accessed via a glazed walkway from the kitchen. The studio could be utilised for a number of purposes but benefits from a tall barrel shaped ceiling, a wood burning stove and doors lead out from here onto the pretty courtyard.

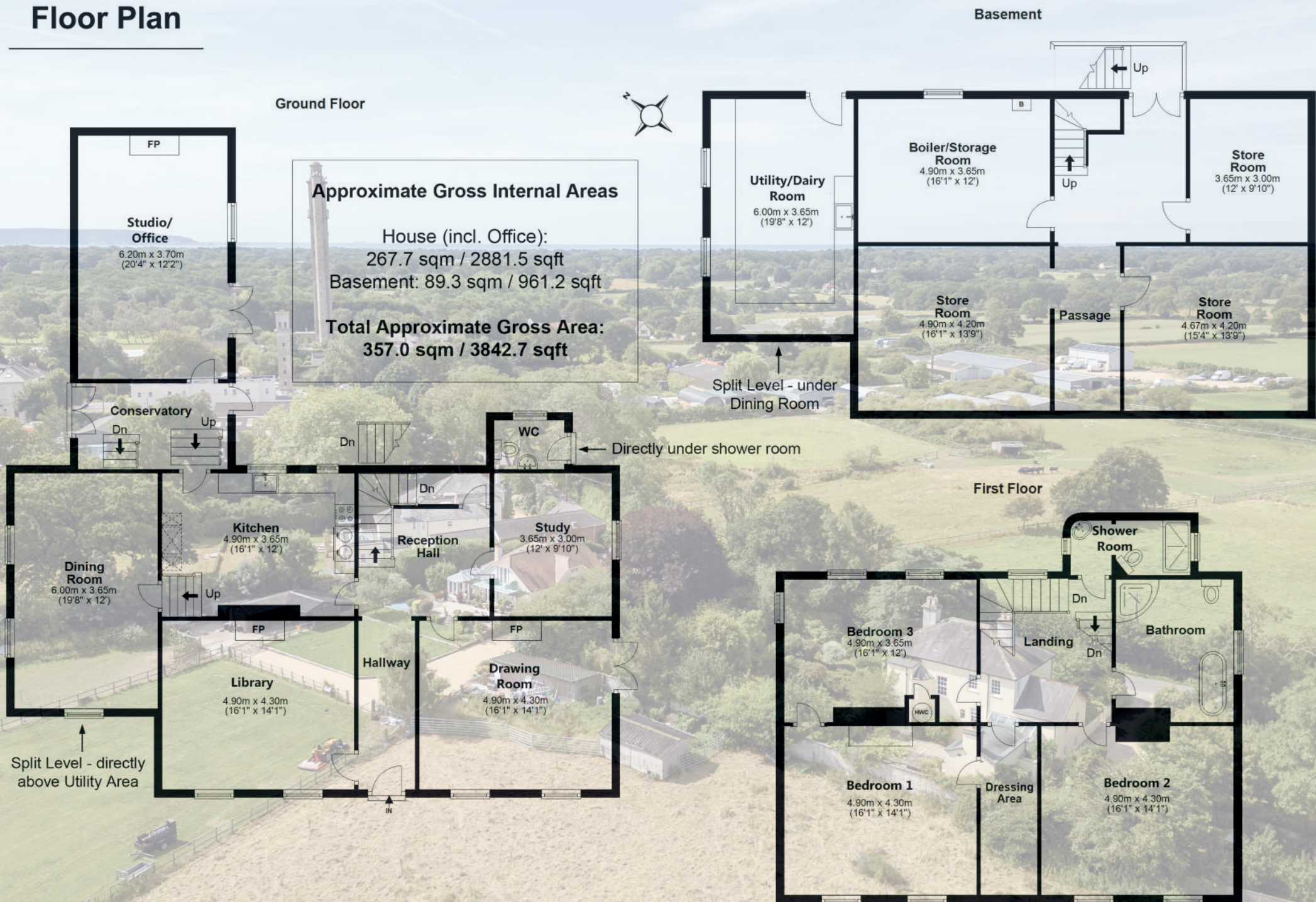
Steps down from the glazed walkway lead to an old dairy, used as a utility room, with tiled surfaces, plumbing for a washing machine and windows overlooking the drive to the side of the house.

A good size study completes the ground floor accommodation with views over the south facing garden and which could be utilised as an additional bedroom if required and potential with alterations to incorporate the gardeners WC as a potential ensuite.





# Floor Plan







## The Property Continued...

Leading from the inner hallway, the staircase with a picture window, rises to the first floor. Situated off the half landing is a pretty curved shower room tiled with the prestigious Fired Earth company tiles and with a WC and basin.

Accessed from the landing is a generous family bathroom (originally another bedroom) with four piece suite, including shower and free standing bath plus heated towel rail. Three double bedrooms complete the first floor.

The principal bedroom has an original fireplace, views over paddocks and a dressing area with fitted wardrobes and a window to the front of the property.

The second bedroom can be found at the front of the property overlooking beautiful paddocks beyond the mature front garden and bedroom three to the rear also enjoys sweeping paddocks views and overlooks the courtyard garden. Both bedrooms benefit from generous proportions and bedroom three offers an airing cupboard.







## Grounds & Gardens

The property is positioned on a quiet country lane and enjoys far reaching views over the surrounding paddocks from the first floor rooms. The plot is around 0.5 acre with beautiful mature planting giving a high level of privacy to all areas. There are two wrought iron pedestrian gates immediately to the front of the house and a large gravel driveway to the left side of the house with parking provision for several vehicles.

To the west side of the house is a walled and fenced garden with raised vegetable beds, fruit trees, shed, greenhouse and separate French style patio area for alfresco dining.

Immediately behind the house is a large enclosed courtyard terrace enclosed by a wall to the rear, a small ornamental pond and pergola. The courtyard is accessed from the studio as well as the rear of the main house. A gate separates this area from the main side garden.

To the south is another mature garden area with terracing and a wildlife pond with access from the main drawing room.



## Additional Information

Mains gas, electric and water

Gas central heating

Private drainage by way of a septic tank

Fibre optic broadband available

Tenure: Freehold

Energy Performance Rating: E Current: 50 Potential: 71





## 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 left into Barrows Lane. Continue along Barrows Lane and the property will be found on the left hand side after approx. 200 metres and where the driveway for parking is to the left side of the main house.

## 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 and sense of community. 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 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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