



**Tucker Mill**

*Sway Road, Lymington, SO41 8NN*

**SPENCERS**  
COASTAL





*A charming detached three bedroom cottage dating back to 1840 occupying a delightfully rare position on Buckland Rings Hill Fort. The house sits at the end of a long private drive in attractive gardens of approximately 0.75 acres which incorporate lawn and woodland forming the edge of Buckland Rings Iron Age Hill Fort.*

## The Property

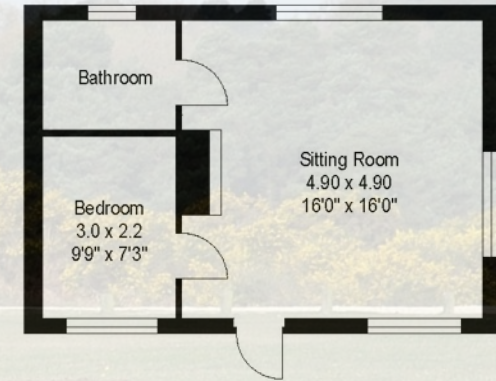
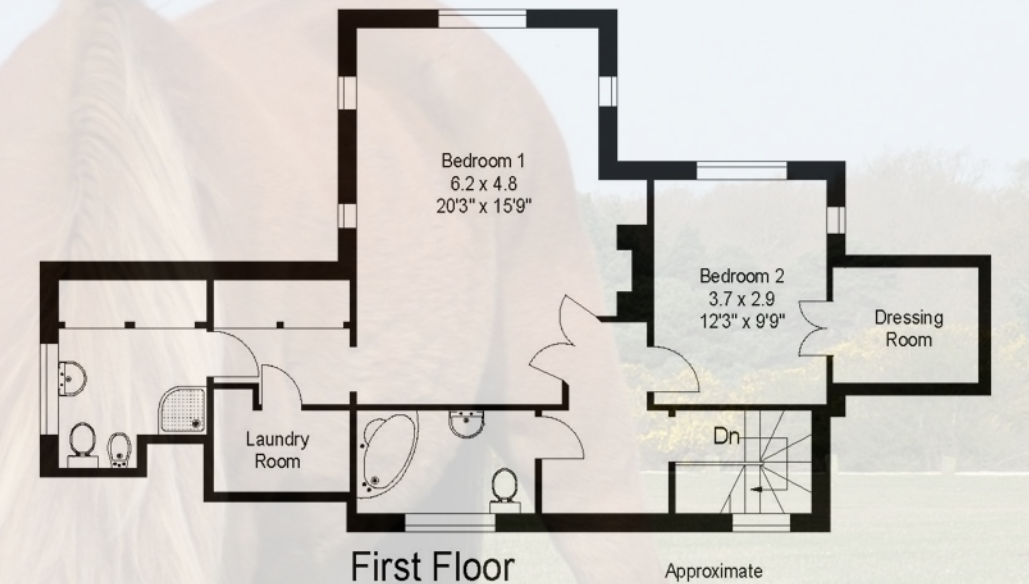
The property is a delight, full of appealing features and set in a quiet haven surrounded by woodland. A covered entrance porch provides a welcoming entry point to the house and protection from the elements. The spacious hallway is a practical feature, offering easy access to all main ground floor rooms and providing storage space for bags and coats, keeping the living areas clutter-free. The living room is the heart of the home, where you can enjoy the natural surroundings views without leaving the house. The breathtaking views from every window add to the appeal, providing a connection to the beautiful leafy grounds. An ornate carved wooden fireplace surround is a key feature of the living room, is a focal point and typically adds a touch of elegance and traditional style to the room. A wood burning stove not only provides warmth but also creates a cosy and inviting atmosphere, perfect for winter evenings.

The kitchen is spacious and fitted with country style units providing ample storage space. The Aga provides a hint of tradition and warmth to the room. The kitchen includes an island, which is not only practical for additional workspace but can also serve as a central gathering point. Having space for a breakfast table is convenient for casual dining or enjoying morning meals. There is a double bedroom on the ground floor, which is a practical feature for those who prefer not to climb stairs. Additionally, it has an ensuite shower room, offering privacy and convenience.

**£1,100,000**

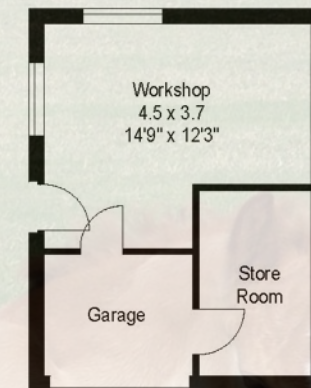
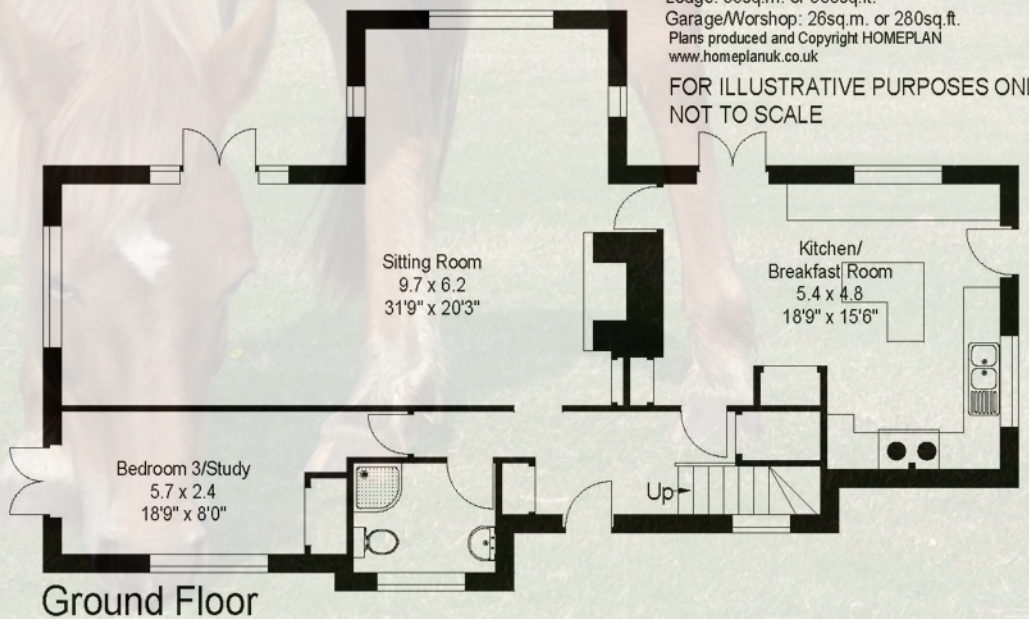


FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 170sq.m. or 1829sq.ft.  
Lodge: 36sq.m. or 388sq.ft.  
Garage/Worshop: 26sq.m. or 280sq.ft.  
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NOT TO SCALE





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*The property also has a detached single garage and workshop with a separate log shed and a large self contained wooden lodge at the bottom of the garden.*

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### The Property continued . . .

The principal bedroom on the first floor is spacious and a comfortable space with wonderful leafy views out of the windows. There is separate dressing area, adding to the luxury of the room. Furthermore, it boasts a spacious en-suite, perfect for relaxation and convenience.

The presence of a laundry room on the first floor is a practical feature, making it easier to manage laundry without the need to go downstairs. Another double bedroom is located on the first floor with a separate dressing room.

There is a main bathroom on the first floor, serving both the second double bedroom and any guests. Having multiple bathrooms in the house is a valuable feature for comfort and convenience. Overall, the bedroom and bathroom layout in this property appears to be well-designed to provide comfortable and practical living spaces.





## Grounds & Gardens

The house is approached over a long, tree-lined private drive leading to a five bar gate. There is parking on the driveway where you can find the detached single garage with power and light are connected and which also contains a workshop and store room. Attractive and well planted gardens surround the house and are mainly laid to lawn and surrounded by mature trees and shrubs. There is also a paved terrace accessed directly from the kitchen and living room. The lawn gardens extend to the rear of the house and run down to a self contained wooden log cabin. The chalet has one double bedroom, bathroom and large living room as well as a veranda to sit out and enjoy the garden views and peace.

## Directions

From Lymington, take the Sway Road next to the Monkey House pub. Continue for approximately 500 yards and as the road curves sharply to the left, turn right onto the track leading to Buckland Rings. Continue straight ahead and follow the private track and the property can be found at the end of the track on the right hand side where the five bar gate will be found.



## Property Video

Point your camera at the QR code below to view our professionally produced video.





*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Energy Performance Rating: Current: Potential:  
Council Tax Band:  
Mains water, gas and electricity and private drainage

## Situation

This beautifully positioned property is nestled amongst a plethora of mature beech and oak trees forming the outskirts of Buckland Rings; an Iron Age hill fort on the edge of Lymington. Accessed via a long tree lined drive, the property is tucked away and in a very tranquil position. The proximity and antiquity of the fort and its surrounding ramparts and ditches provide a unique setting steeped in history yet just a mile from the centre of Lymington. Local walks are superb. Buckland Rings Hill Fort forms part of the New Forest National Park onto which the property has direct access. Lymington is renowned for its sailing with several deep water marinas and superb access to the Solent. Trains to London run from Lymington Town station via Brockenhurst and take a little under two hours.

## Important Information

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 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)