



MEAD END ROAD, SWAY, Asking Price £1,750,000, FREEHOLD

Dating back to 1876, this beautifully extended and modernised home is located on a highly sort-after road in Sway village. The property enjoys special views from the principal rooms set within delightful gardens and paddock of approximately 1.75 acres. The grounds also feature a superb range of outbuildings, making this an exceptional country residence. Situated in an ideal position, walking and riding distance to the open forest, the village centre of Sway and the mainline railway station.

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Approach:

Covered entrance porch with two outside courtesy lights, solid wooden front door which provides access to:

Large Entrance Hallway:

Dual aspect with two double glazed windows to the side, stairs to first floor landing and accommodation with single door under stairs storage cupboard and further access to all ground floor accommodation.

Cloakroom:

Double glazed window to the front, matching suite comprising of low-level WC and vanity wash hand basin with fitted cupboards below.

Utility Room:

Obscure double glazed windows to the front with matching door giving access to the front of the property, roll edged work surface in part to one wall with shaker style base units below, space and plumbing for both washing machine and tumble dryer, wall mounted Worcester gas heating and hot water boiler with adjacent dummy cupboard housing the electric metres and fuse board.

Sitting Room:

Dual aspect room with double glazed window to the side and further double glazed double opening French style doors giving access to the rear sun lounge and garden beyond, central glass gas fired log burning stove with adjacent television aerial point, double radiators and further part wooden and multi glazed double doors, leading to the:

Garden Room:

Dual aspect with double glazed window to the side and further double glazed double opening French style doors giving access out onto the rear garden and patio area, two radiators and power points.

Conservatory:

Part brick and double glazed construction set under pitched triple glazed roof with double glazed windows to both sides and rear with further double glazed double opening French style doors giving

access onto the patio area and rear garden. The sun lounge has the benefit of both power and lighting with a double radiator.

Kitchen/Breakfast Room:

Dual aspect room with double glazed windows to both the side and rear with further double glazed double opening French style doors giving access out onto the rear patio and garden. Roll edged work surface in part to three walls with a range of base and draw units below with further matching wall mounted units over, including two glazed display cabinets, two stainless steel sinks and drainers in set to the work surface with mono taps above, space for upright fridge freezer, integrity fitted dishwasher, four ringed electric hob inset to the work surface with extractor fan and light over and fitted electric oven below, further gas fired Aga with warming plates, two hobs and four ovens, central breakfast bar with rolled edged work surface above and base units below, single radiator and ceramic tiled flooring.

Study:

Double glazed window to the front, single radiator, telephone point and power point. Stairs from the entrance hallway provide access to the:

First Floor Landing:

This is L shaped with two double glazed windows to the rear, single door eaves access with further double door storage cupboard, single radiator and airing cupboard housing the mega flow hot water cylinder. Doors off to all first floor accommodation including door to the:

Principal Bedroom One:

Double glazed window to the rear, range of fitted double door wardrobes all with storage cupboards above and double radiator. A plastered archway giving access to the:

Large Dressing Room:

Double glazed window to the rear, four double door built-in wardrobes, ceramic tiled flooring with underfloor heating and double radiator. A further door to the:

Ensuite Bath and Shower Room:

Double glazed window to the rear, matching suite comprising of freestanding central bath with mono taps and shower attachment, wall mounted wash hand basin, low-level WC with concealed cistern and walk-in double shower cubicle with both wall mounted and handheld shower, part tiled walls, wall mounted ladder style radiator and ceramic tiled flooring with underfloor heating.

Bedroom Two:

Double glazed window to the front, radiator and power point.

Bedroom Three:

Double glazed window to the front, triple sliding door built-in wardrobe and double radiator.

Bedroom Four:

Double glazed window to the front, double sliding door built-in wardrobe and double radiator.

First Floor Bathroom One:

Double glazed window to the rear, matching suite comprising of low-level WC, a vanity wash hand basin with double cupboard below and panel bath with central mono taps and wall mounted electric shower over and wall mounted ladder style radiator.

Bathroom Two:

Obscure double glazed window to the side, matching suite comprising of low-level WC with concealed cistern, wall mounted wash hand basin, bidet fitted bath with central mono taps and shower attachment, walk-in shower cubicle with wall mounted shower, ladder style radiator, ceramic tiled flooring with matching tiling in part to four walls.



Outside:

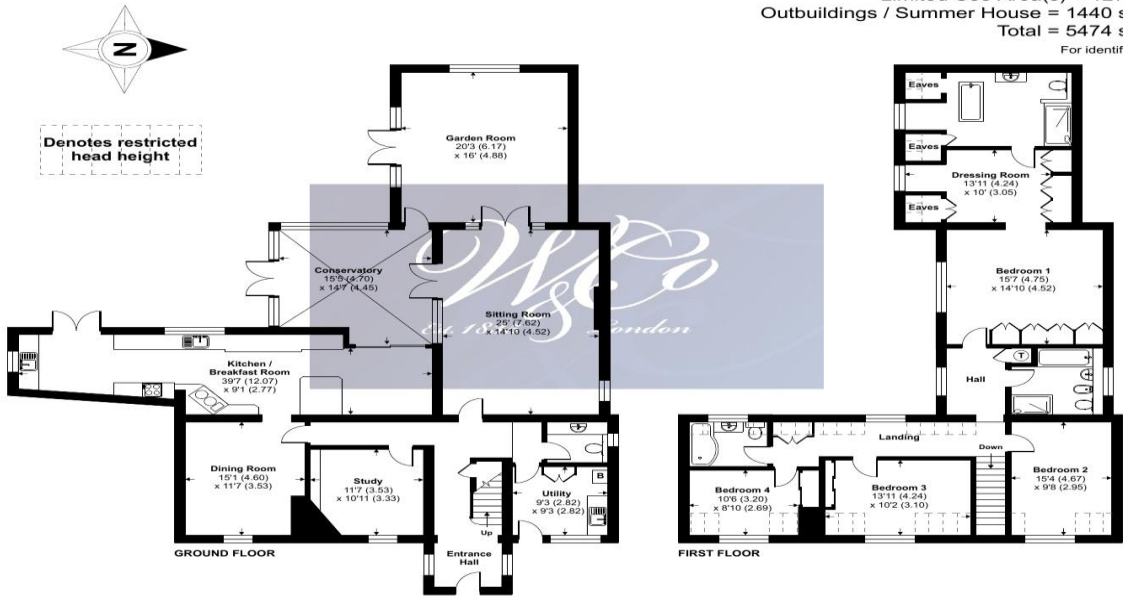
The property is set in beautifully tender gardens and is accessed by a long sweeping shingled driveway which leads in turn to a further shingle courtyard with turning area and parking for numerous cars. The courtyard gives you access to the property and the triple garage and annexe and is enclosed in part by mature hedging and plastered walls.

Rear Garden:

The rear garden is a particular feature of the property and is accessed via two wooden gates. It is also enclosed to all sides in part by timber fencing and mature hedging. There is a shaped patio area directly to the back of the property with a remainder of the garden being laid to lawn whilst surrounded by delightful earth borders containing an array of mature shrubs, trees and bushes. There is a further raised sun deck area which looks over a sunken pond with wooden bridge and this leads to the rear of the garden where there is a separate paddock which is enclosed to all sides by timber fencing and has a triple L shaped stable area with hardstanding and separate access and a further wooden hay barn adjacent to this is another outside double and single door storage barn all with power and lighting.

Marlings Cottage, Mead End Road, Sway, Lymington, SO41

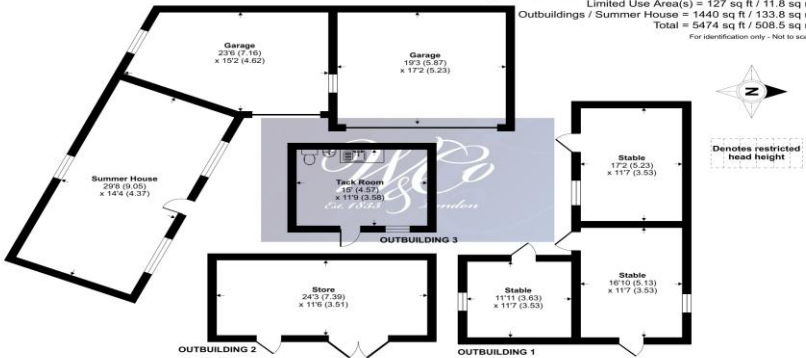
Approximate Area = 3907 sq ft / 362.9 sq m (includes garages)
Limited Use Area(s) = 127 sq ft / 11.8 sq m
Outbuildings / Summer House = 1440 sq ft / 133.8 sq m
Total = 5474 sq ft / 508.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for ESH Estates Ltd (Winkworth). REF: 1280525

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: G
Heating: Worcester Gas Heating
Broadband: For supplier and speed we refer to Offcom.
Coastal Erosion Management in your Area-Gov.uk
All figures that are shown were correct at the time of printing.



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