

Dale Cottage

Mead End Road, Sway, SO41 6EL

SPENCERS



DALE COTTAGE
LOWER MEAD END ROAD • SWAY

An attractive double fronted 4 bedroom detached cottage, set within approximately 2.5 acres of gardens and paddocks. Enjoying a wonderful sense of privacy and seclusion, the property benefits from lovely views across its grounds, two stables, an open-sided barn and a separate office/gym.

Further enhancing its appeal are the Commoners' Rights of Pasture and Mast, making this an excellent opportunity for those seeking a country lifestyle in the New Forest area.

£1,195,000

4 3 3











The Property

A split stable door leads into an entrance porch, which opens in turn into an impressive family kitchen/dining room. Enjoying windows to three aspects, this is a particularly light and welcoming space, with warm oak flooring and a large picture window overlooking the gardens and grounds beyond.

The kitchen is well appointed with a feature Rayburn, an extensive range of kitchen cabinets and drawers with co-ordinating worksurfaces, a substantial central island incorporating a Neff ceramic hob, and built-in Neff ovens.

The sitting room is set adjacent and offers a charming reception room, featuring an open fireplace and double doors opening onto the patio and gardens, creating a lovely connection between the house and its surroundings.

Double doors lead into a further reception room, currently arranged as a study but offering the potential for a separate dining room.

The hallway provides access to a further versatile room, which could serve as a fourth bedroom but is currently also used as an additional home office and is supported with as adjoining shower room comprising a fully tiled shower cubicle, wash hand basin and WC. A utility room completes the ground floor accommodation providing additional storage and space and plumbing for appliances with a door from here leading to the garden and parking areas.



The Property Continued…

The first-floor landing provides access to three bedrooms and the family bathroom.

The principal bedroom is a particularly appealing room, with an ensuite bathroom with bath, WC and wash hand basin. Further benefits include a range of fitted wardrobes and a large picture window enjoying elevated views across the gardens and paddock.

Bedroom two is a well-proportioned triple-aspect room, enjoying attractive open views, while bedroom three also benefits from a double aspect overlooking the gardens, together with useful walk-in eaves storage.

The first floor is completed by a spacious family bathroom

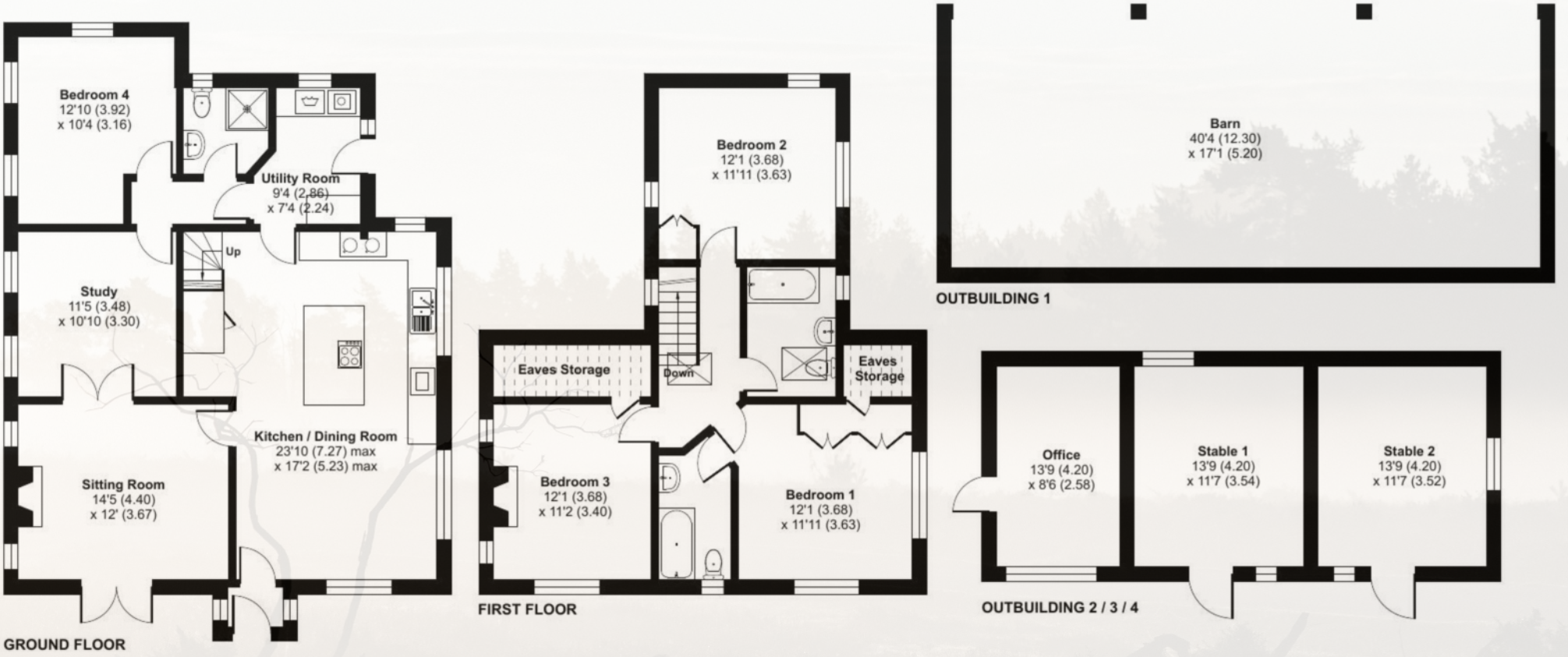




Dale Cottage, Lower Mead End Road, Sway, Lymington, SO41 6EL

Denotes restricted head height

Approximate Area = 1573 sq ft / 146.1 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m
Outbuildings = 1124 sq ft / 104.4 sq m
Total = 2764 sq ft / 256.7 sq m
For identification only - Not to scale



Important Notice

This floorplan and all associated measurements provided to © nichecom 2026 by a third party.
Produced for Spencers of the New Forest Ltd. REF: 1537966

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 fitments, 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.















© Crown copyright and database rights 2026. OS AC0000813445
Promap
LANDMARK INFORMATION





Grounds & Gardens

Set off this quiet country lane, a gravelled driveway leads down to a large parking area and access to the rear of the property, large barn, stables and paddocks.

Set in approximately 2.5 acres of gardens and paddocks, this offers a versatile lifestyle property with a wonderful sense of space, privacy and seclusion whilst still being within easy reach of the New Forest village of Sway with its amenities and train station.

The gardens include a generous patio adjoining the house, which lead onto areas of lawn and the surrounding grounds. A gate provides access to the nearest paddock, with supporting outbuilding which includes two stables and a large 40' barn.

A useful outbuilding, previously utilised as an office and gym and currently used for storage, offers further flexibility and benefits from a large picture window overlooking the paddock.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: E Current: 48 Potential: 67

Services: Mains water and electric
Drainage: Septic Tank
Heating: LPG/Oil
Property Construction: Traditional brick and block

Flood Risk: Low

Broadband: Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.







Directions

From our office in Brockenhurst turn left and proceed up Brookley Road and take the first right into Sway Road continue to the end of the Sway Road and turn right continue for approximately two miles, past the Hare and Hounds Pub, past the turn offs for Sway Village and down Arnewood Bridge Road. At the crossroads at the bottom of the hill, turn right into Lower Mead End Road, go under the railway bridge and the property can be found on the right hand side.

Situation

The property is quietly situated in a prime New Forest location within a short walk from the village of Sway and the open forest. Sway 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. There is access into the forest via the cattle grid which is just 500 yards from the property. The famed Georgian market town Lymington, renowned for its river, marinas and yacht clubs offers a diverse ange of shopping, leisure and educational facilities, along with a branch line onnection to Brockenhurst (approx. 4 miles north east) that again provides rail connection to London (Waterloo) in approximately 90 minutes. Access o the forest just a short walk/ride via Boundway.



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

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA
T: 01590 622 551 **E:** brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk