

Havana

Pitmore Lane, Sway, Lymington, SO41 6BW

SPENCERS
NEW FOREST



HAVANA

PITMORE LANE • SWAY • NEW FOREST

An exceptional forest-fronting property offering over 4,200 sq ft of versatile accommodation, including a beautifully extended and refurbished interior designed four bedroom principle house with self-contained guest accommodation, extensive garaging with additional ancillary accommodation, and a substantial detached barn with further potential (STP). The property benefits from a large living area which spans the width of the property with contemporary Crittall style sliding doors leading out to the rear, accessing the private southerly terraced courtyard with ancillary accommodation set around. This truly unique and exciting property is set on a superb plot extending to circa 0.4 acres is total.

£1,975,000

5 4 5











The Property

Approached via double electric gates and a sweeping driveway, Havana presents an elegant façade of traditional brickwork beneath a characterful pitched roofline in this most desirable location with direct forest access and far reaching views to the front.

Internally, the house has been comprehensively designed and extended to an exacting standard, with a contemporary, high-specification finish and plantation shutters within the main house.

The principal reception space is a striking open-plan kitchen, dining and family room extending in excess of 30 feet — a light-filled environment created for both sophisticated entertaining and relaxed family living. Bespoke cabinetry, premium integrated appliances and an oversized central island define the kitchen, while expansive glazing opens directly onto the landscaped terrace, creating seamless indoor–outdoor flow.

A separate formal dining room provides an elegant setting for entertaining, complemented by a dedicated study for home working. The property benefits from an ensuite ground floor bedroom with forest fronting views. A well-appointed utility room and cloakroom complete the ground floor accommodation. The entire ground floor also has under floor zoned heating.

The first floor offers three further beautifully proportioned bedrooms.

The principal suite serves as a private retreat, incorporating a dressing area and luxuriously appointed en-suite bathroom with Mira digital smart shower and finished refined detailing while two further double bedrooms are served by a stylish family bathroom of equally high specification.

Each bathroom has been thoughtfully curated with contemporary fittings, bespoke vanity units and statement tiling, creating spa-inspired spaces throughout.





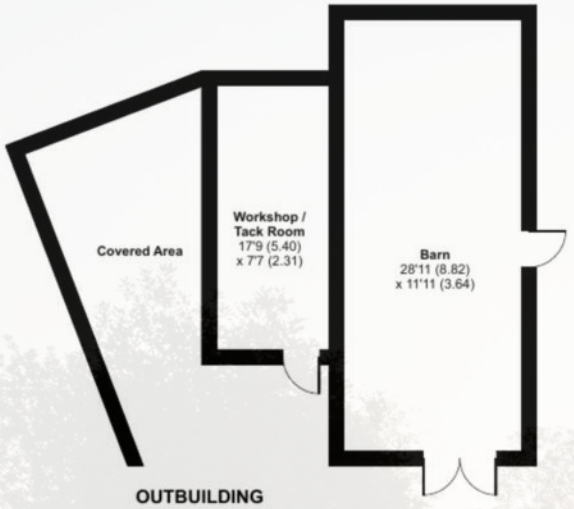




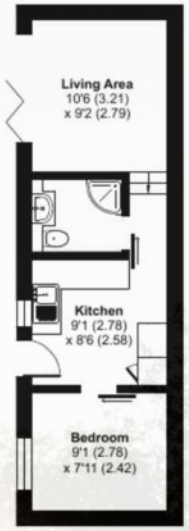
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Main House - 2371 sq ft / 220.3 sq.m
Guest / Ancillary Accommodation - 302 sq ft / 28 sq.m
Garage / Home Office / Gym – 1295 sq ft / 120 sq.m
Barn / Workshop – 461 sq ft / 42.7 sq.m
Total Approx Gross Area - 4429 sq ft / 411.4 sq.m

For identification only - Not to scale



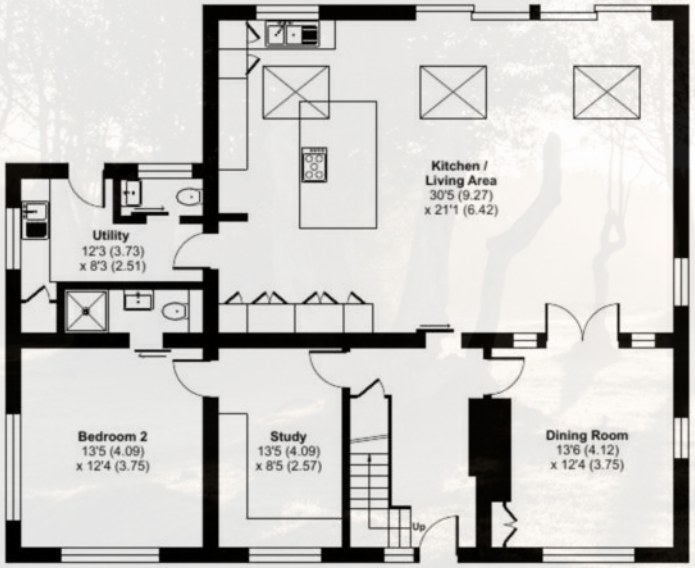
OUTBUILDING



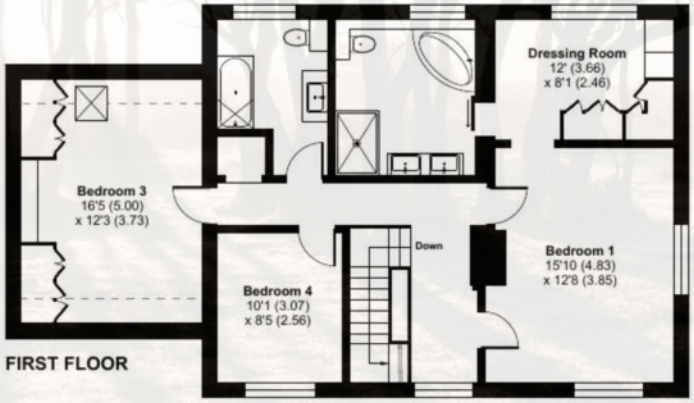
ANCILLARY ACCOMMODATION



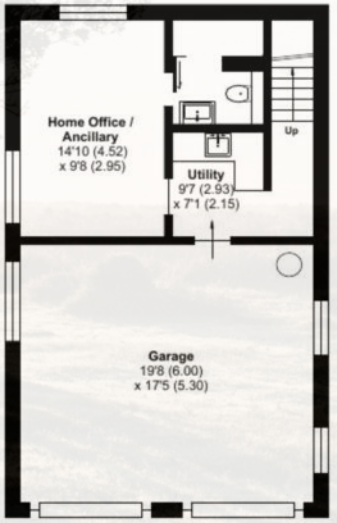
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



GARAGE / HOME OFFICE GROUND FLOOR



GARAGE / GYM FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Ancillary Accommodation & Outbuildings

A notable strength of Havana is its breadth of versatile accommodation.

Self-contained one-bedroom guest accommodation with private living space and kitchen area ideal for guests and extended family.

Detached double garage with substantial room above and at the rear making an ideal home office, media room or gym.

Detached barn and store, offering significant scope for alternative use or further development, subject to the necessary planning permissions.

This flexibility lends the property to multi-generational living, income potential, or those seeking adaptable lifestyle space (STP).

Additional Information

Tenure: Freehold
Council Tax Band: G
Energy Performance Rating: C Current: 69 Potential: 82

Services: Mains electric, gas and water
Drainage: Private drainage (Treatment plant)

Flood Risk: Very low
Parking: Private driveway and garage

Broadband: FFTP - Ultrafast broadband with speeds of up 80Mbps is available at the property (Ofcom). Wessex fast fibre internet now available
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Continue to the end of the Sway Road and turn right onto the B3055. Continue for approximately two miles and turn left at the War Memorial junction, just before the Hare and Hounds Pub. Proceed along Pitmore Lane for approximately 1/2 mile and the property is found on the right side along a short gravel track.













Refurbishment Specifications:

- The property has been replastered, replumbed, rewired
- New boiler installed in 2024
- New internals doors and ironmongery
- Replacement flush fit double glazed windows and doors in agate grey
- Hot tub heated via both the central heating system and dual wood burning
- Under floor heating to whole of ground floor and upstairs bathrooms, plus ancillary accommodation which is individually operated
- Roof light blinds in kitchen are solar controlled
- Integrated appliances include AEG drinks fridge, Samsung American fridge freezer, Bosch dishwasher
- Hot water / filtered water tap
- In-sinkerator food waste disposal
- 2 x AEG single ovens, 1 x large AEG induction hob, large AEG extractor inside island unit, and Hotpoint integrated washing machine in utility room.
- Fully fitted home study
- Outdoor full kitchen with gas BBQ, fridge and sink set under a 3m x 4m pergola
- Mood lighting and heating in the 6m x 4m garden room
- Workshop and tack room fully clad out and heated
- Electric charger point in garage. Electric gates
- Garden irrigation system
- External ornamental lighting
- Newly laid carpets
- Loft has been insulated and boarded out
- Car maintenance pit set in garage
- New fascias, soffits, guttering and down pipe

Grounds & Gardens

The gardens have been professionally landscaped with an emphasis on structure, privacy and ease of maintenance. A substantial terrace extends from the principal living areas, providing an exceptional private setting for entertaining and al fresco dining with southerly aspects. And a further level lawn is set to one side.

An outdoor covered kitchen area enhances the entertaining experience, while a glazed garden room offers a tranquil, year-round space from which to enjoy the outlook with the overall plot extending to circa 0.4 acres.

The forest-fronting position affords direct access to the New Forest and ensures a rare sense of openness and natural beauty.



This village in the heart of the New Forest offers everything you could want for a convenient lifestyle with the excellent array of amenities on offer

Situation

The property is situated directly opposite to open forest and on the outskirts of Sway village, being just a few minutes from the mainline railway station (London Waterloo approx. 90 minutes), a general convenience store, award winning Butchers, doctors surgery, post office, public house and the highly regarded St Luke's Primary School.

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 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.



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

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