

7 Gilpin Hill

Sway, Lymington SO41 6DT

SPENCERS
NEW FOREST

7 GILPIN HILL

SWAY • NEW FOREST

A well presented three bedroom detached bungalow, situated towards the end of a quiet close in the heart of Sway Village. The property benefits from a generous private driveway and a manageable, beautifully landscaped rear garden.

£500,000

2 3 2











The bungalow is within close proximity to the village amenities and easy access to the open forest.

The Property

A spacious entrance hallway provides access to the well planned accommodation. To the rear of the property, the well equipped kitchen features a window overlooking the garden and comprises a good range of wall and base units. Adjacent is a useful utility room with space and plumbing for white goods, together with a door leading directly onto the rear patio.

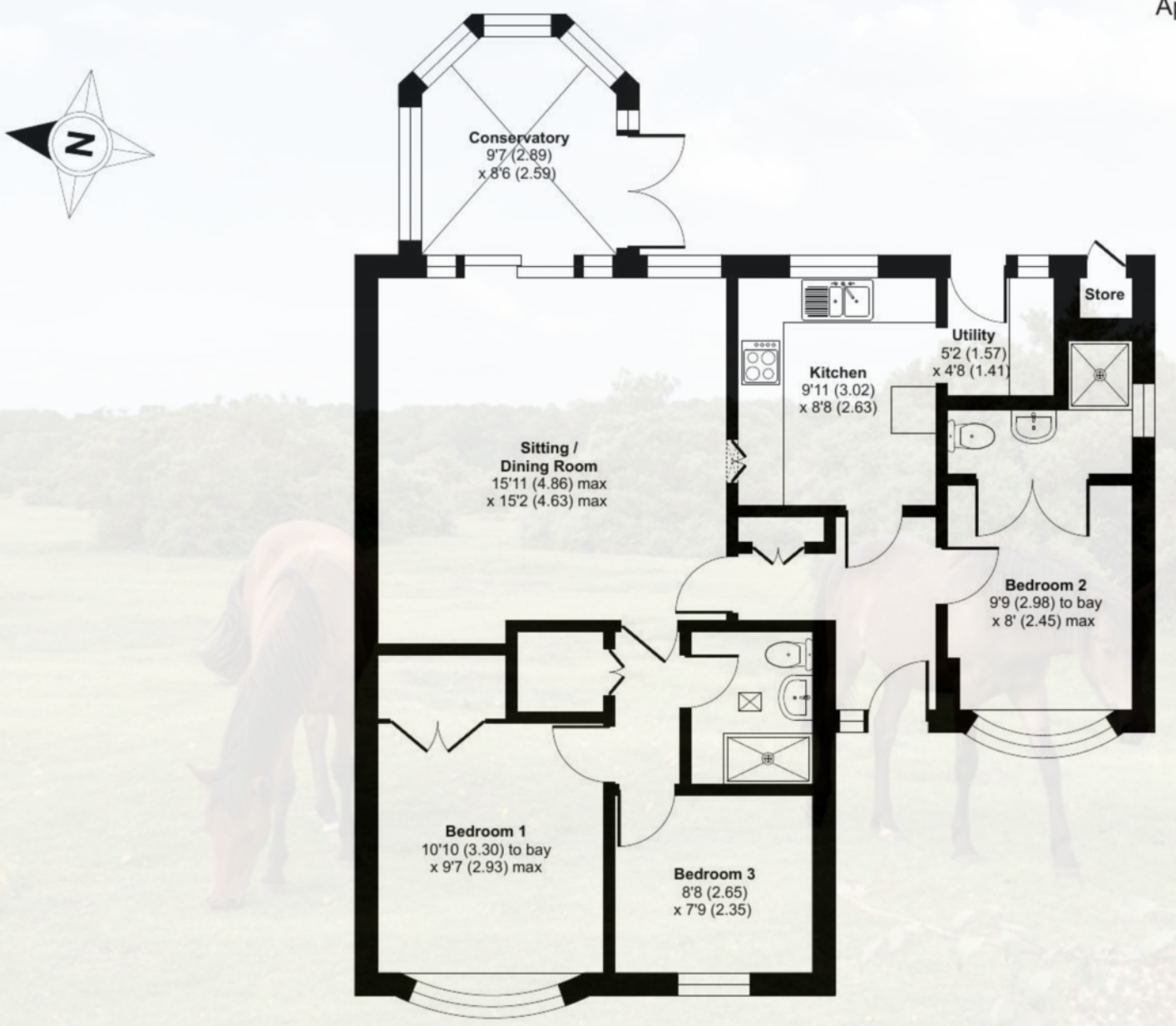
The sitting room is a wonderfully light space, with an attractive electric fireplace providing a cosy focal point. This opens into the conservatory, which provides a further reception space from which to enjoy views of and access to the garden. The conservatory benefits from a solid roof and French doors opening onto the rear garden.

The bedroom accommodation is positioned to the front of the property, with all bedrooms enjoying front aspect windows. The principal bedroom is a good sized room with built in wardrobes, while the second bedroom benefits from an en-suite shower room with a walk-in shower cubicle. A further family shower room serves the remaining bedroom and guests.

7 Gilpin Hill, Sway, Lymington, SO41 6DT

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



GROUND 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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Grounds & Gardens

The property is approached via a generous driveway, providing ample off street parking. The front garden is attractively bordered by a selection of established shrubs and planting. To the rear, a raised timber terrace provides an ideal area for outdoor seating and entertaining, with the remainder of the garden being predominantly laid to lawn and complemented by attractive shrub borders.

Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 58 Potential: 74

Services: All mains connected
Heating: Gas central heating

Flood Risk: Very Low

Broadband: Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom) with Trooli and Openreach as options.
Mobile Signal / Coverage: No known issues, buyer to check with their provider



The Situation

The property is situated in highly desirable road, within easy reach of local amenities and the open forest. The village offers a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes) together with a range of shops, a thriving community, well regarded primary school, church, doctor's surgery and the Jubilee fields offering fantastic recreation facilities including tennis courts, a football pitch and a cricket ground all set around a pavilion clubhouse.

The Georgian market town of Lymington, famed for its river, marinas, yacht clubs and coastline, is within a 4-mile drive over the forest. The neighbouring New Forest village of Brockenhurst is also 4 miles away, again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18-hole golf course.















This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Follow the road to the end and turn right onto the B3055. Continue for approximately two miles along this road before turning right into Station Road. Continue along Station Road for approximately 0.6 miles until Station Road turns into Brighton Road. Continue along Brighton Road, turning right onto Gilpin Hill and follow the road around to the right, where the property can then be found on your left hand side before the end of the close

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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