

1 Quarr House

Manchester Road, Sway, Hampshire, SO41 6AS

SPENCERS
NEW FOREST







Forming a significant portion of the main house, this magnificent four bedroom ground floor apartment, with share of freehold, offers well-proportioned accommodation approaching 3,000 sqft, with many character features, a private garden, garage and parking.

The Property

Originally a large country house built in 1905, Quarr House has been sympathetically converted into seven individual properties set in private grounds in a popular New Forest location. Forming a significant portion of the main house, this magnificent ground floor apartment offers well-proportioned accommodation approaching 3,000 sq.ft., with character features such as Sash windows, ceiling detailing, wood burner, stained glass windows and high ceilings. A grand entrance porch with stone arch opens into the 27' L-shaped reception hall, with feature fireplace and grand proportions making an impressive hallway which provides access to a utility/pantry and opening into a south facing dining area with stripped hard wood floor making a superb entertaining area.

There is a spectacular south facing drawing room (27ft x 27ft) benefitting from a large bay window with fitted window seating, stripped hard wood floor and an open fireplace with carved timber surround and marble hearth. From the drawing room there is access onto the private covered logia which overlooks the gardens. On the far side of the drawing room there is a triple aspect garden room with a door leading to the private garden.

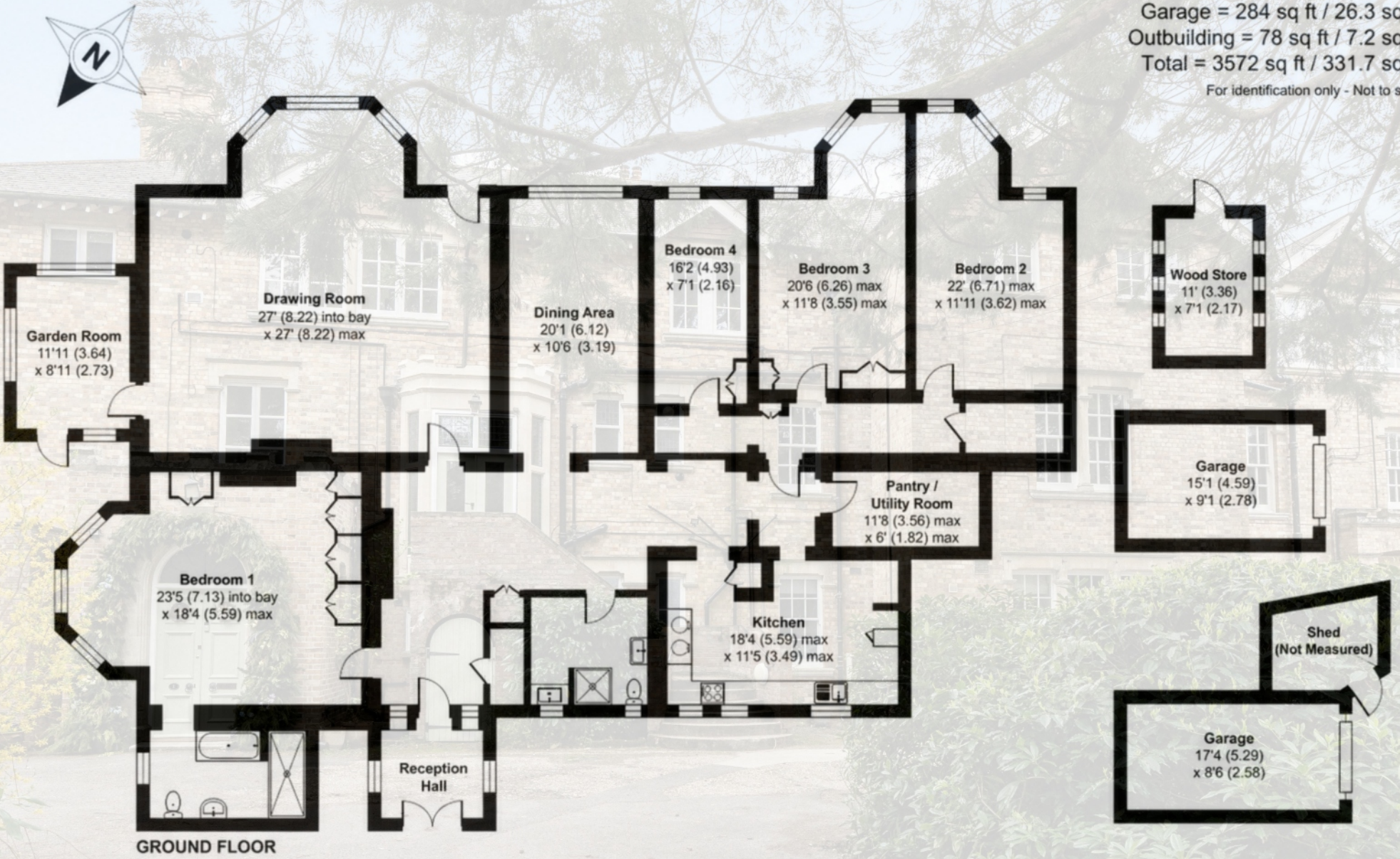
The kitchen/breakfast room is set to the rear of the apartment and is fitted with a modern range of units incorporating a two oven Aga and a breakfast bar.

£925,000

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Flat 1, Quarr House, Manchester Road, Sway, Lymington, SO41 6AS

Approximate Area = 3210 sq ft / 298.2 sq m (excludes shed)
Garage = 284 sq ft / 26.3 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 3572 sq ft / 331.7 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). ©nichecom 2026.
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The private garden is a particular feature of the property and the open forest is to the front of Quarr House.

Property Continued …

The magnificent principle bedroom suite (23'x18') is situated on the east wing of the building, with a large bay window overlooking the garden and door leading to a generous ensuite bathroom with large walk in shower room and separate bath with contemporary fitments and tiling. There are three additional bedrooms accessed from an inner hallway set off the main hallway which all enjoy views over the gardens and are supported with a family bathroom. All bathrooms also benefit from underfoor heating.

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 one mile before taking the first turning right on the brow of the hill, towards Sway. Continue for approximately one mile and take the first turning left into Brighton Road. As you pass over the cattle grid take the first turning on the left into Manchester Road and the walled entrance to Quarr House can be found after a short distance on the right handside.





Grounds & Gardens

The property is accessed via a sweeping driveway through the delightful grounds giving access to extensive parking and private garages situated on the left hand side. There is an area of woodland to the front of the apartment offering a mixture of deciduous and ever green trees, whilst providing a good degree of privacy. Set to the side of the apartment is an area of private lawn garden screened by established planting. This extends round to the front to the covered logia with a stone paved path dividing it from the beautiful communal grounds which are maintained under contract and included in the maintenance charge. From the grounds, a wooden five bar gate opens out onto Manchester Road with the open forest only a few hundred yards away.

Services

Tenure: Share of Freehold
Lease Term: Circa 980 years
Annual Service Charge: £2000- £2500 per annum variable (covers building insurance, a sink fund for communal maintenance (roofing/gutters etc) and communal garden area.

Services: All mains services connected
Heated: Gas central heating
Energy Performance Rating: C Current: 73 Potential: 77
Council Tax Band: E

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

Parking: Private driveway

Flood Risk: Very low











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

The Situation

Situation Quarr House is situated to the immediate north of the village centre, putting the extensive facilities of this popular village within a level walk. The village offers a useful rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a thriving community and popular Tennis Club. Miles of open New Forest commences to the north of the property at Setthorns. 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 golf course. Directions (Postcode: SO41 6AS) 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 one mile before taking the first turning right on the brow of the hill, towards Sway. Continue for approximately one mile and take the first turning left into Brighton Road. As you pass over the cattle grid take the first turning on the left into Manchester Road and the walled entrance to Quarr House can be found after a short distance on the right hand side.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 or 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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