

Carbery Manor

Adlams Lane, Sway, Lymington, Hampshire, SO41 6EG

SPENCERS



CARBERY MANOR

ADLAMS LANE • SWAY

One of Sway's finest country homes, this exceptional residence was built to exacting standards in 2000 and enjoys unrivalled privacy and seclusion within approximately two acres of beautifully landscaped, level grounds. Extending to over 6,600 sq ft in total, the impeccably presented accommodation combines timeless architectural character with contemporary quality and craftsmanship. All principal rooms are positioned to take full advantage of the open southerly aspects across the gardens and grounds, creating an exceptional setting for refined country living. The estate is complemented by a separate cottage, an impressive pool house, a detached four-car garage, and a range of additional outbuildings, offering outstanding flexibility for guests, leisure, or ancillary accommodation. An additional parcel of land is available by separate negotiation.

Main House

Reception Hall • Drawing Room • Dining Room • Study • Kitchen/Diner • Utility • Office • Orangery •
Five Bedrooms • Dressing Room • Four Bathrooms

Annexe

Kitchen • Sitting Room
Bedroom • Bathroom

Outbuildings

Pool Pavilion • Shower/Steam Room • Workshop
Tool Store • Originally stables, tack room and hay store

Gardens and Grounds

Circa 2 acres level grounds • Pond
Play Area • Outdoor Kitchen/BBQ

Guide Price £4,000,000

6 6 5





The Property

Designed by renowned architects Williams Lester, Carbery Manor was constructed in 2000 on the site of a former manor house, to the highest standard with meticulous attention to detail throughout.

The property features an attractive façade of characteristic brickwork balanced by bespoke double glazed windows under a deep pitched roof with decorative courses and soffits and has been carefully refurbished and maintained by the current vendors and is beautifully appointed throughout.

Internally, reinforced concrete floors to both levels with underfloor central heating extend throughout the entire house with individual thermostats cited to all rooms.

An imposing full height 22' central reception hall with marble flooring and stone fireplace affords a wonderful sense of grandeur, with a wide stairwell ascending to a galleried landing overhead.

The main reception hall links to the principle living spaces which include a 24' drawing room with stone fireplace incorporating a multi-fuel stove and an adjoining dining room with wooden flooring. Both of these rooms feature projecting bay windows looking out across the grounds with French doors opening from the drawing room onto the rear terrace.

Also accessed from the reception hall and linking to the dining room is a superb double aspect kitchen/breakfast room fitted with a range of quality crafted units with integrated appliances including a double dishwasher, combination ovens, Mercury Range Cooker with induction hob, American style fridge freezer and complimentary stone work surfaces with inset double sink with Insinkerator and Quooker boiling tap. Beautiful tiled flooring continues through into a triple aspect family/garden room affording views across and opening onto the terrace and gardens.

This fantastic area forms the 'hub of the home' and a great space for everyday family living and entertaining. Set off the kitchen is a second study/snug and a utility room with fitted cupboards and door opening onto a covered walkway which links to the boiler room, garages and driveway.

Further rooms to the ground floor include a double aspect office with projecting bay window, wooden flooring and bespoke fitted office furniture as well as a cloakroom set off the hallway.



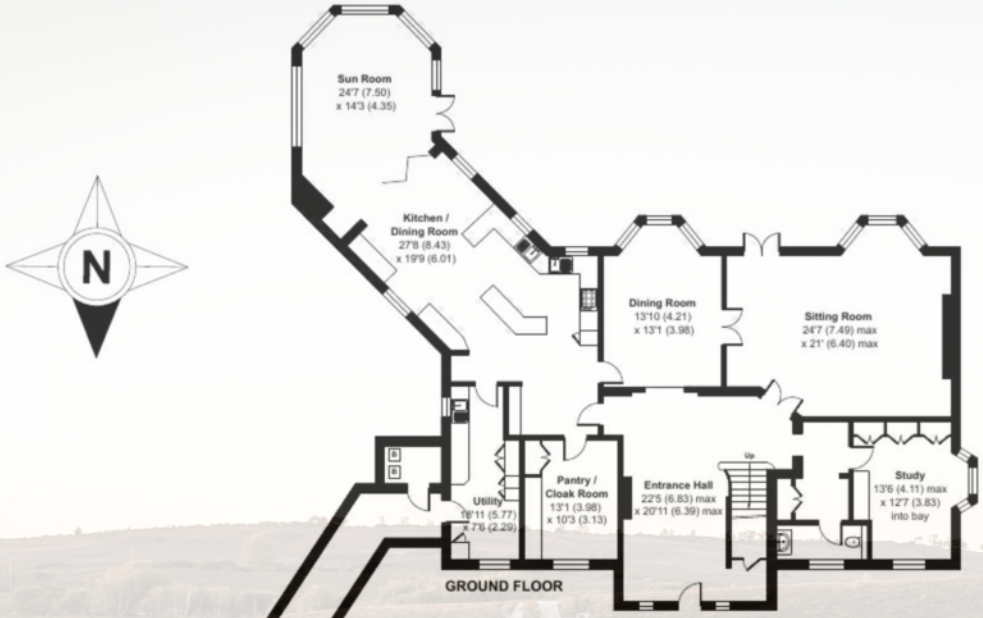


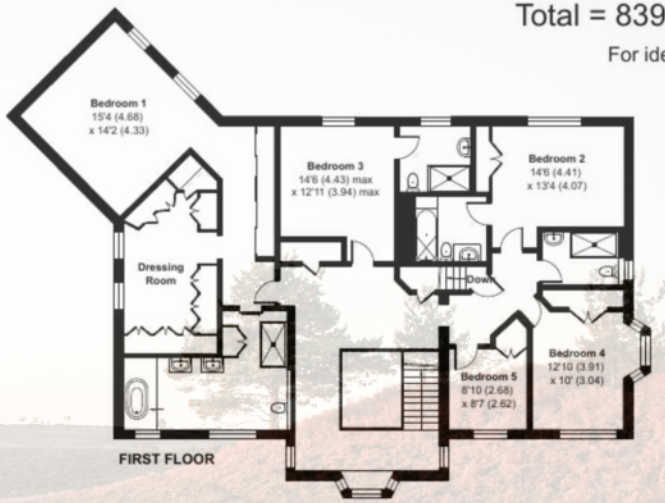


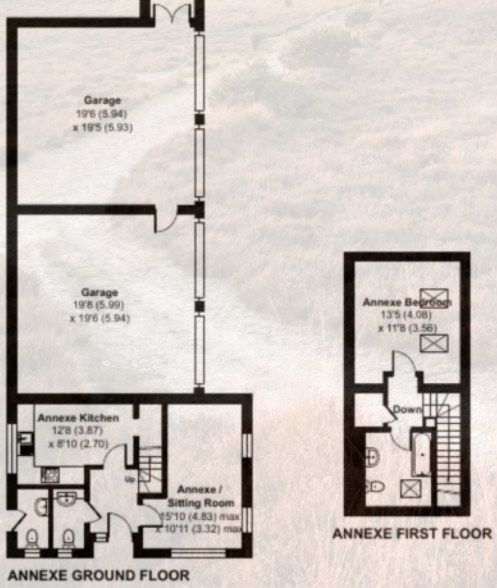


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Approximate Area = 4499 sq ft / 417.9 sq m
Garages = 781 sq ft / 72.5 sq m
Annexe = 664 sq ft / 61.6 sq m
Outbuildings = 2450 sq ft / 227.6 sq m
Total = 8394 sq ft / 779.7 sq m
For identification only - Not to scale







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 Property Continued …

To the first floor, a fabulous open galleried landing overlooks the main reception hall below and links to the various bedrooms and bathrooms. The luxurious principal bedroom suite is of particular note and has been reconfigured to offer an extensive wing comprising the bedroom area with elevated views across the grounds, a large walk in dressing room with extensive floor to ceiling clothes storage and dressing table with further dressing area with fitted wardrobes. A stunning newly fitted luxurious ensuite bathroom is set off this area and offers a large walk in shower, double ended bath and twin vanity wash basins. This wonderful suite is testament to the efforts and work undertaken in creating a residence of such design and stature. There are four further bedrooms, all benefiting from built-in wardrobes, to this level including two en-suite guest bedrooms and a well appointed family bathroom.

From the first floor landing a concealed stairwell leads up to a good size, fully boarded loft area with further areas of walk-in eaves storage.



















The Pool Pavilion

Set within the grounds alongside the main area of garden is a truly impressive swimming pool pavilion of classic symmetrical appearance with two projecting bays to either side and an array of glazed roof lights, incorporating a six person hot tub/spa to one side and a kitchen/dining area fitted with a range of built-in units and granite work surfaces to the other. Set between the bays is the large heated swimming pool with electric pool cover and full-length bi-fold doors open from here onto a paved seating terrace. Set within the stand alone building is a shower cubicle with steam shower unit and changing room, with a pool room to the rear housing the heating and filtration equipment.

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Grounds & Gardens

The property is approached off the lane with double electric gates opening onto a sweeping driveway of approximately 150 metres in length, which in turn leads to a large turning circle linking to the quadruple garaging and additional garaging set behind.

To the rear elevation, a full length sun terrace adjoins the property and links to the main garden which is principally laid to lawn and flanked by a backdrop of well stocked ornamental beds, rockery, herb garden and specimen planting.

An outdoor kitchen is set to one side of the terrace and is fitted with built in storage units, BBQ, sink, fridge and counter surfaces set under a wooden pergola.

Set towards the rear of the plot is a spectacular well-stocked pond with projecting decking seating area, waterfall feature and a small island featuring a number of gunnera plants. Light woodland surrounds the pond affording a good deal of privacy and seclusion as well as an ideal environment for nature watching and meditation.

A children's play area has been created to one side.

The beautifully maintained and manicured grounds extend in total to approximately two acres.

AGENTS NOTE: An adjoining extensive parcel of grazing land is available by seperate negotiation. The neighbouring land could adjoin Carbery Manor directly, extending to aprox. 9 acres with seperate access at the end of the lane with direct forest access. The land offers a pole barn and field shelter.




CARDERY
MANOR







Additional Information

Tenure: Freehold
Council Tax Band: H
Council Tax Band Annexe: A

Energy Performance Rating: C Current: 77 C Potential: 79 C
Energy Performance Rating Annexe: C Current: 70 C Potential: 77 C

Services: All mains connected
Heating: Gas central heating

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

This property affected by a Tree Preservation Order (TPO)
EV Car charger point is fitted

Directions

From our office in Brockenhurst, turn left and proceed along Brookley Road and take the first right into Sway Road. Continue to the end of Sway road and turn right onto the B3055. Proceed for approximately 2 miles and on reaching the edge of the village, take the third turning on the right into Station Road. Proceed north along this road and at the fork in the road turn left into Mead End Road. Take the second turning on the right hand side into Adlams Lane and the property can be found at the end of the lane on the right hand side.



The Situation

The property is situated the rarely available and much sought after location of Adlams Lane, one of Sway's premier roads with access to the open forest at the end of the lane. The village of Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness. The village 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 the popular Jubilee Fields with tennis club, football pitch, cricket ground and children's play area. 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.

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 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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