

Woodcutters Cottage

Crabbswood Lane, Sway, SO41 6EQ

SPENCERS


PANTRY





The ultimate lifestyle package comprising a beautiful New Forest chocolate box cottage with a two bedroom annexe, tennis court, paddock with go-kart track and stables, all wrapped up in beautiful grounds in excess of 1.5 acres.

The Property

Woodcutters Cottage is a wonderful example of Thatched Forest Cottage, offering spacious and flexible living accommodation whilst boasting charm and character throughout.

The property comprises four/five bedrooms, generous living areas and an impressive entrance hall. Alongside the main house, there is also a well equipped two bedroom log cabin, offering the potential of ancillary accommodation. Set in a prime position in the ever poplar village of Sway, just moments from the open forest, this unique country retreat epitomises everything about Forest living.

The generous entrance hall gives access to the ground floor accommodation comprising an impressive double aspect sitting room with wood-burning stove and beautiful exposed beams. The kitchen/dining room with traditional country-style units and back door opening out to the rear patio. A ground floor double bedroom with a neighbouring bathroom, featuring a shower cubicle and bath. On the first floor, four further bedrooms are complimented by a further two bathrooms.

Timber Frame Annexe

A two bedroom self contained annexe sits within the garden of the property and offers an amazing opportunity for ancillary accommodation, comprising two bedrooms with en-suites, and an open plan kitchen/living room with French doors out to the garden.

£1,100,000

7 3 5









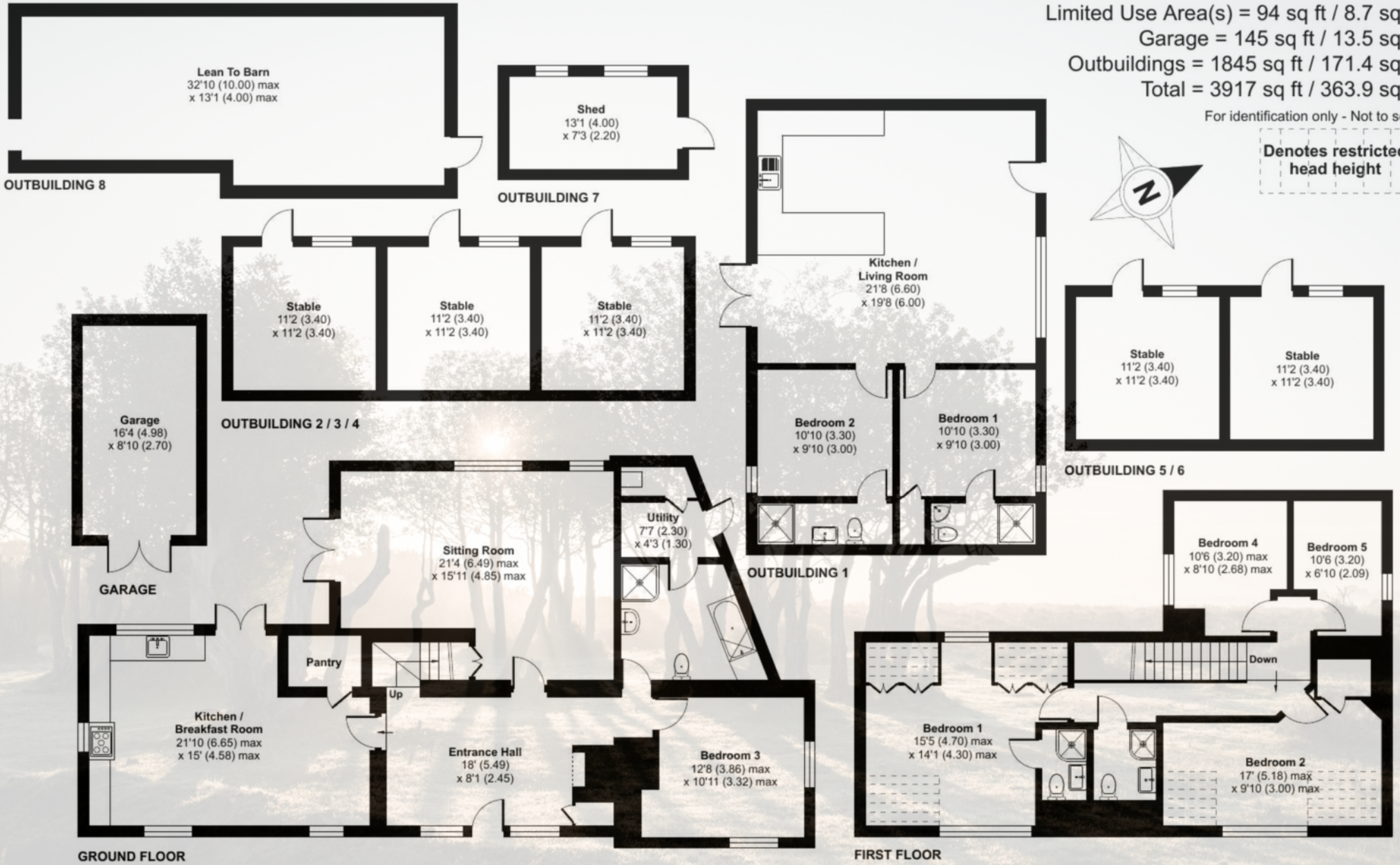




Approximate Area = 1833 sq ft / 170.3 sq m
Limited Use Area(s) = 94 sq ft / 8.7 sq m
Garage = 145 sq ft / 13.5 sq m
Outbuildings = 1845 sq ft / 171.4 sq m
Total = 3917 sq ft / 363.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1371450


Timber Frame Annexe











Grounds & Gardens

This wonderful cottage sits within roughly 1.5 acres of grounds. A gated driveway leads to the front of the property providing ample off road parking. To the rear, majority of the gardens are laid to lawn and interspersed with mature trees and planting creating a 'Parkland' grounds feel, including a large pond.

A large cobbled patio sits to the rear of the house and a further paved area with outdoor BBQ set up. A paddock it situated to the rear of the plot which currently has a go-kart track within and temporary stable block (there is the benefit of granted planning permission for a stable block to be built). Further benefits to conclude this wonderful plot include a hardstanding floodlit tennis court, tree house and adventure playground, making this a wonderful family home set up!

Additional Information

Tenure: Freehold
Council Tax Band: G
Energy Performance Rating: E Current: 49 Potential: 66

Services: Mains water and electricity
Private Drainage: Septic tank
Heating: Oil fired central heating

Property Construction: Part cob and standard construction

Flood Risk: Very low

Broadband: Superfast broadband with speeds of up to 48 Mbps is available at the property (Ofcom).



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LANDMARK INFORMATION











Directions

From our office in Brockenhurst turn right 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 three miles and then turn right into Crabbswood Lane where the property can be found after a short distance on the left hand side.

The Situation

The property is situated along a gravel track comprising only a few properties on the edge of the village of Sway. The adjoining fields afford lovely open views and there are numerous opportunities for walking and riding in the open forest nearby. The village of Sway benefits from a range of local shops, a well-regarded primary school, two public houses, a popular tennis club and a mainline rail station offering a direct link to London Waterloo (approx. 1 hour 55 minutes).

The popular village of Brockenhurst (4.5 miles) is within easy reach offering a wider range of amenities and facilities, as is the delightful waterside Georgian market town of Lymington (5 miles), which provides a comprehensive array of facilities for the sailing enthusiast.

Important Notice

Spencers Property 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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