

7 Quarr House

Manchester Road, Sway, Hampshire, SO41 6AS

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A lovely two bedroom penthouse apartment offering in excess of 1380 sqft boasting charming period features, wonderful elevated views of the landscaped gardens to the rear elevation and the open forest to the front, also benefitting from a garage. Situated within Quarr House, a period country house converted into luxury apartments offering generous proportioned rooms with high ceilings and delightful gardens.

The Property

Accessed via the main entrance to the front of the property, a staircase takes you up to the front door of the property. The entrance hallway sets the tone for the accommodation with a feeling of grandeur and tall ceilings which all of the accommodation is accessed from. The impressive sitting/dining room is a generous reception space featuring an open fireplace and large sash windows overlooking the grounds and gardens. The kitchen is situated at the end of the hallway with a front aspect, comprising a range of built in base and wall cabinets with worktops over and space for a breakfast table.

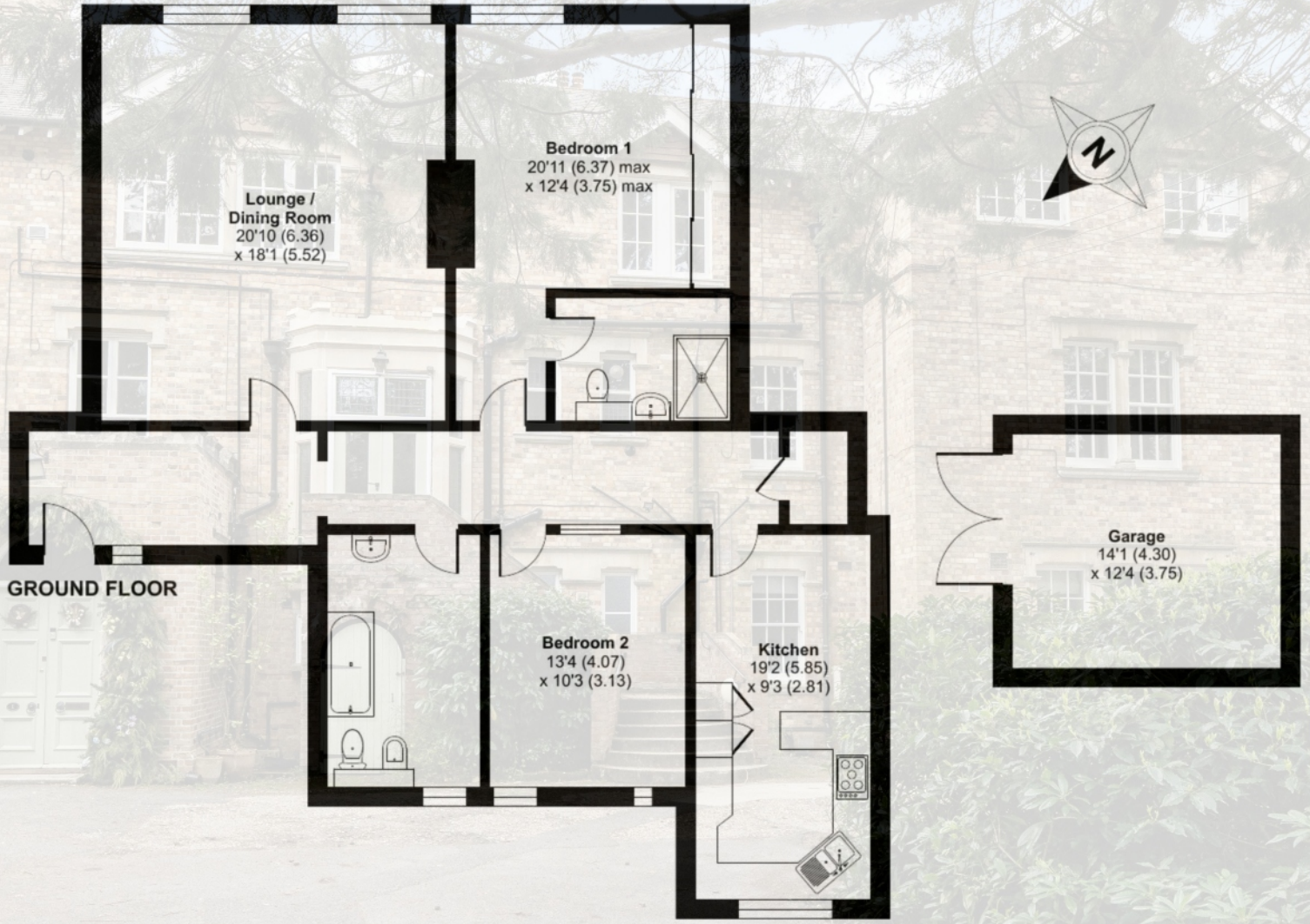
The principal bedroom with rear aspect offers full height built in wardrobes and an en suite modern shower room with walk in shower. The second bedroom is also a generous double room and is facilitated by the family bathroom which has been modernised and comprises a bath with handheld shower over.

£400,000

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

Approximate Area = 1381 sq ft / 128.2 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 1555 sq ft / 144.3 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. Produced for Spencers of the New Forest Ltd. REF: 1437406











The communal landscaped gardens are a particular feature of the property and the open forest is to the front of Quarr House.

Grounds & Gardens

Quarr House is accessed via a sweeping driveway through the delightful grounds giving access to parking and a single garage. There is an area of woodland to the front offering a mixture of deciduous and evergreen trees, whilst providing a good degree of privacy.

Gated side access to the right leads to stunning parkland style communal grounds and gardens to the rear which are beautifully maintained under contract and included within the maintenance charge. The gardens are mainly laid to lawn with large flower and rose beds.

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 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.





The Situation

The property is located of a highly regarded road on the periphery of the village of Sway 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 (4 miles), again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18 hole golf course.

Services

Tenure: Share of Freehold
Lease Term: 999 years from and including 1 January 2000 to and including 31st December 2999
Annual Service Charge: £2500 per annum variable

Services: All mains services connected
Heated: Gas central heating
Energy Performance Rating: C Current: 72 Potential: 77
Council Tax Band: D

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

Parking: Garage, communal parking - no allocated space

Flood Risk: Very low











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The Local Area

This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest. There's a village primary school rated 'outstanding' by Ofsted, a vibrant community with annual carnival, village hall (activities range from archery to yoga), plus cricket, football and tennis clubs. And while there's easy access to the Forest's open grassland, heathland and woodland for dog walking and cycling, Sway is off the Forest's usual tourist tracks and feels peaceful and relaxed. The village centre combines the unusual with the desirable: a contemporary arts hub, quality businesses, mainline railway station, choice of popular pubs, good cafe/deli, award-winning butcher's, village store and post office among others.

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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