

Detached family home moments from the open forest with mature gardens, four versatile bedrooms, a log burner, double garage, carport and a peaceful New Forest setting.



MARLEY MOUNT, SWAY, £995,000 COUNCIL TAX: F, EPC: D





Set within beautifully established gardens and just a short stroll from the open forest at Marley Mount, this delightful freehold detached home offers a rare opportunity to enjoy the peace and beauty of the New Forest while remaining within easy reach of everyday amenities.

Approached via a winding shingled path that meanders through mature planting, the property immediately evokes a sense of privacy and escape. Elevated within its generous plot, the house is framed by lawns, specimen trees and colourful shrubs, creating a wonderful setting that changes with the seasons and attracts an abundance of wildlife.

Inside, the accommodation has been thoughtfully arranged to suit modern family life. The dual aspect sitting and dining room is undoubtedly the heart of the home, with French doors opening directly onto the garden and a charming cottage style fireplace with a log burning stove providing a cosy focal point for winter evenings. The spacious dual aspect kitchen and breakfast room is equally impressive, fitted in a timeless shaker style and designed for family gatherings and informal entertaining, with doors leading directly outside and a separate utility room providing practical everyday convenience.

The ground floor also offers exceptional flexibility, with a study fitted as a home office and a further reception room that could equally serve as a playroom, studio or fourth bedroom. A cloakroom completes the accommodation on this level.

Upstairs, the principal bedroom enjoys lovely views across the gardens and neighbouring paddocks and benefits from extensive fitted storage and a generous en suite shower room. Two further bedrooms, both with built in wardrobes, are served by a well appointed family bathroom.

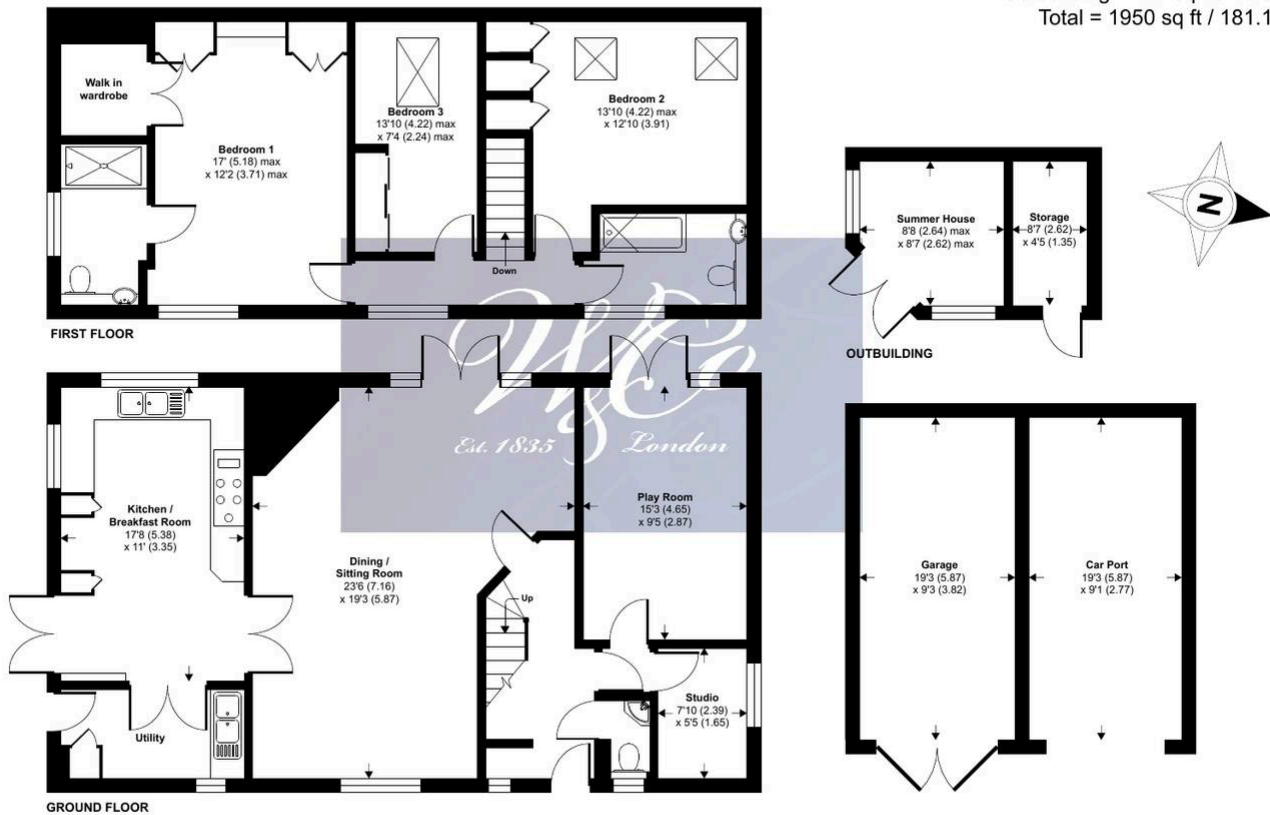
The gardens are a particular feature of the property. Sweeping lawns and mature planting create numerous places to relax, entertain or simply enjoy the tranquillity of the surroundings. A raised terrace, summerhouse and several seating areas make the most of the private setting, while the timber framed double garage, adjoining carport and ample parking ensure the practicalities are equally well catered for.

Combining character, versatility and an enviable forest side setting, this is a home perfectly suited to families seeking space, privacy and an exceptional New Forest lifestyle.



Marley Mount, Sway, Lymington, SO41

Approximate Area = 1659 sq ft / 154.1 sq m
Garage = 180 sq ft / 16.7 sq m (Excludes carport)
Outbuilding = 111 sq ft / 10.3 sq m
Total = 1950 sq ft / 181.1 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2022. Produced for ESH Estates Ltd (Winkworth). REF: 818331

OAK TREE COTTAGE, MARLEY MOUNT, SWAY