

Lightfoots Farm, | Sway | Lymington | Hants | SO41

WOOLLEY & WALLIS



Lightfoots Farm
Sway, Lymington, Hampshire SO41 6DG

A detached character property with flexible living space including four double bedrooms. The property also has a large southeast facing garden and driveway with plenty of parking. Chain free.

Guide Price: £625,000

Kitchen/breakfast room | Sitting room | Snug |
Study | Utility/shower room | Primary bedroom with en-suite shower room | Three double bedrooms |
Family bathroom

Garden | Driveway parking



PROPERTY DESCRIPTION

- **OVERVIEW**

"Lightfoots Farm" is an attractive looking detached farmhouse with a south east facing garden and a large driveway with plenty of parking.

The property is a little tired in places and is in need of some redecoration.

- **ACCOMMODATION**

Downstairs, there is a spacious kitchen/breakfast room with doors onto the garden.

There is a light filled sitting room with patio doors onto the garden, opening into a snug with a fireplace.

There is also a large study and utility/shower room.

Upstairs, there is a primary bedroom with en-suite shower room.

There are a further three double bedrooms and a family bathroom.

In all approximately 158.8 sq m (1709 sq ft) of accommodation.

- **OUTSIDE**

To the side there is a large driveway with plenty of parking.

Outside the kitchen there is a gravelled seating area. The rest of the sunny garden is laid to lawn.







SITUATION

Lightfoots Farm is situated on the outskirts of the village of Sway.

Sway is a thriving community with a mainline rail connection to London Waterloo, newsagents, restaurant, delicatessen, a pub and a doctors surgery.

The popular Georgian market town of Lymington is about three miles away. The town is renowned for its high street, pretty cobbled Quay, sailing heritage and popular marinas offering opportunities to the water enthusiast.

There are many well regarded private and state schools within a short drive, including Sway Primary School, Priestlands Secondary School and Walhampton and Ballard Independant Schools.

The M27 can be accessed at Junction 1 or 2 and links to the M3 affording easy access to Winchester, Basingstoke and London.





GROUND FLOOR
93.1 sq.m. (1002 sq.ft.) approx.

1ST FLOOR
65.7 sq.m. (707 sq.ft.) approx.



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TOTAL FLOOR AREA : 158.8 sq.m. (1709 sq.ft.) approx.

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SERVICES AND COUNCIL TAX
Mains electricity, gas and water. Private drainage.

Council Tax Band: E

DIRECTIONS
From our offices in Gosport Street proceed out of town on Marsh Lane. At the roundabout take the first exit and after approximately 100m turn right onto Sway Road. Continue past the crossroads at the Wheel Inn and cross over the lattice bridge onto Silver Street. The property can be found approximately half a mile along on the left hand side.





AGENT'S NOTES

Woolley & Wallis and their clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
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4. These particulars were amended in February 2025.



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VIEWINGS
All viewings should be by appointment only arranged through our Lymington Office:
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