



Little Purley Farm | Chapel Lane | Sway | Lymington | Hants

**WOOLLEY
& WALLIS**



Little Purley Farm
Chapel Lane, Sway, Lymington, Hampshire SO41 6BS

A three bedroom country house with elegant contemporary interiors, a second character cottage comprising three individual one bedroom holiday lets, stables, garage, outbuildings and approximately 1.70 acres. Chain free.

Guide Price: £2,100,000

Sitting room | Kitchen/dining room | Cloakroom | Large Hallway
Plant room | En-suite principal bedroom | Second double bedroom | Single bedroom
Family bathroom

Character cottage comprising three individual one bed holiday lets | Garage | Two stables with a third/tack room | Workshop | Garden store | Bike Store |
Yard | 1.70 acres



THE PROPERTY

● OVERVIEW

'Little Purley Farm' has a great deal to offer a buyer, from the three bedroom main house, with its beautifully designed interiors and large windows to maximise the views over the garden, to the separate cottage comprising three one bedroom holiday let units, with established rental income, to the outside with the stables, garage and approximately 1.70 acres.

● LITTLE PURLEY FARMHOUSE

The property is accessed via an outside porch opening into a large hallway.

Downstairs, there is a large kitchen, breakfast room with a well equipped kitchen. The room is flooded with light from the roof lantern and the French doors opening onto the garden. Off the kitchen there is a pantry/utility room.

The sitting room is also light and airy with a wall of windows overlooking the garden and a feature brick fireplace with a built in wood burner.

There is also a ground floor cloakroom and plant room.

Upstairs, there is a stunning principal bedroom with far reaching views over paddocks, with an en-suite shower room.

There is also another double bedroom, large single and a family bathroom.

In all approximately 166 sq.m (1786 sq.ft) of accommodation

● LITTLE PURLEY COTTAGE

This property has views over the open New Forest and is currently divided into three individual holiday lets comprising: A stylish one bed, one bathroom unit with open planning living accommodation.

A two storey one bedroom character unit, accessed via a hallway with a wood burner and is currently used as a study, there is a sitting room with a feature fireplace and a kitchen/dining room with doors onto the courtyard garden. Upstairs there is a bedroom and en-suite bathroom.

The third unit is a cleverly designed studio with a vaulted ceiling that maximises the space, with patio doors onto the courtyard garden.

In all approximately 148.4sq.m (1597sq.ft) of accommodation.

● OUTSIDE

To the rear and side is a lovely garden, mainly laid to lawn with flower beds.

There is plenty of parking to the rear in a yard with outbuildings and stables. The access to the land is off the yard. The land is fenced and hedged.

● OUTBUILDINGS

The property has two stables with a third stable/tack room.

There is also a workshop, garden store, garage and bike store.





SITUATION

'Little Purley Farm' is ideally situated on the outskirts of the village of Sway, within the New Forest National Park, benefiting from direct forest access.

The thriving community has 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 four 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 Independent Schools.

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



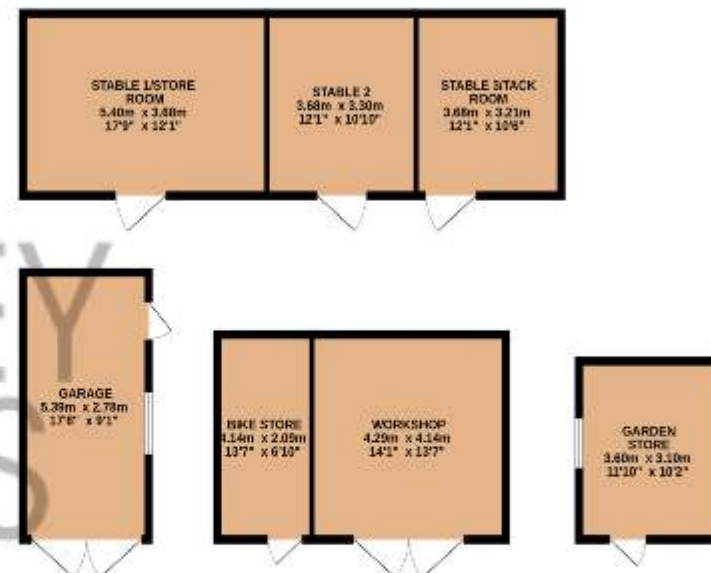
GROUND FLOOR
106.1 sq.m. (1142 sq.ft.) approx.



1ST FLOOR
59.9 sq.m. (644 sq.ft.) approx.



OUTBUILDINGS
96.3 sq.m. (1037 sq.ft.) approx.



LITTLE PURLEY FARM

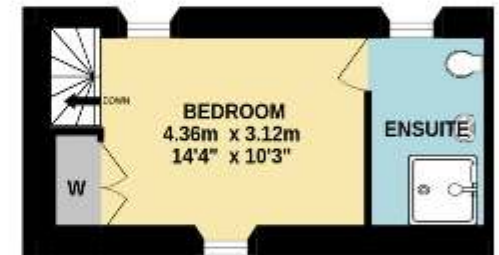
TOTAL FLOOR AREA : 262.3 sq.m. (2823 sq.ft.) approx.

Made with Metropix ©2026

GROUND FLOOR
125.3 sq.m. (1349 sq.ft.) approx.



1ST FLOOR
23.0 sq.m. (248 sq.ft.) approx.



LITTLE PURLEY COTTAGE

TOTAL FLOOR AREA : 148.4 sq.m. (1597 sq.ft.) approx.

Made with Metropix ©2026

SERVICES

Tenure: Freehold

Utilities: Mains electricity, gas and water.

The drainage for Little Purley Farm is via a treatment plant in the drive (also the eastern section of Purley Cottage). The drainage for the central and western ends of Purley Cottage is via a septic tank in the cottage garden.

There are two independent banks of 16 solar panels (circa 3.8kw each set) sited in the gravel yard. One bank serves Purley Cottage the other bank serves Little Purley Farm and the stables.

Council Tax Band:

Little Purley Farm - G

Purley Cottage - F

EPC:

Little Purley Farm - C Current 78 Potential 82

Purley Farm Cottage - C - Current 75 Potential 79

Broadband: There is fibre to the property at a 50% discount per a wayleave agreement with Wessex Internet but it has not yet been connected. The bandwidth options are from 250mbps upwards depending on the package selected.

Construction:

Little Purley Farm is brick and block mainly under a tiled roof. There are two sections of flat roof; over the lounge and over the kitchen. The original building dates from 1947 and the two later extensions were 2009/10.

Purley Cottage is divided into three elements.

The East end is brick and block under slate tiles, solid insulated floor with underfloor heating. The extension was done circa 2010.

The West end is similar in construction and age.

The central section is cob dating from circa 1750. This section was completely gutted including the first floor beams and the ground floor in 2010. The floor was dug out and a new pad with underfloor heating was installed. The flat roof rear extension to the central section is lead finished and dates to 2010.

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.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were amended in May 2026.





DIRECTIONS

From our office in Gosport Street proceed out of Lymington on Marsh Lane. At the roundabout take the first exit and after a short distance right onto Sway Road. Proceed along Sway Road until you come to the crossroads by the Wheel Inn and turn right onto Pitmore Lane. Continue along Pitmore Lane for approximately a mile and before you reach the allotments turn left onto Chapel Road. The property will be found opposite the open forest on the left hand side.





VIEWINGS

All viewings should be by appointment only arranged through our Lymington Office:
24 Gosport Street Lymington Hampshire SO41 9BE
01590 689878 lymington@w-w.co.uk www.w-w.co.uk