

THE MODERN HOUSE



*Sway, Hampshire
Sold*

Little Burn

This characterful three-bedroom house is located in the village of Sway, within the New Forest National Park, near the Hampshire coast. The house was originally built in the 1970s, in the former grounds of an Edwardian country house, and was extended in 2010 by the architect David Wild. A large garden wraps the side of the house, incorporating a conservatory and garden studio.

The house is set back from Little Burn, a quiet residential street a few minutes' walk from Sway train station. From the exterior, the newer sections of the house are clad in beautifully-aged larch and chime pleasingly with the original sections of redbrick.

Access is gained via a front garden lined with mature trees and shrubs. A kitchen is positioned just beyond the entrance hall, it has solid-wood worktops, a Wolf range cooker and a breakfast bar. It has access, at the rear of the house through a lobby, to the back garden.

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An adjoining sitting room has a wood-burning stove, mounted on a quarry tile hearth. This space leads off to the dining room at one end and a bedroom at the other, which the current owner uses as a study. There are engineered oak floorboards across the entirety of this floor.

Stairs lead up from either side of the plan, to a conservatory which opens out onto a secluded patio, shaded by mature trees and plants. These spaces are wonderfully private and provide a peaceful space to dine, inside or out, in the warmer months.

A pair of staircases lead up from the conservatory to the newer sections of the house. An expansive living room is positioned beneath a double-height, pitched roof with skylights creating a wonderful play of volume and light in the house's principle entertaining space. There are two bedrooms on this floor, accessed to one side of the living room, as well as two bathrooms.

To the rear of the house, also accessed via the conservatory, is a large garden with numerous mature fruit trees including plum, damson, pear and apple trees. There is a patio for al fresco dining and a further seating area, accessed via the kitchen lobby. A gravel path winds its way across the lawn, past a greenhouse, to a compact garden studio. This space is wired for electricity and internet, and has a small decked area with seating space, partially shaded by a weeping willow.

Sway is picturesque village in the New Forest national park. The coastal village of Lymington is a fifteen-minute drive away. Lymington is popular with the Solent sailing community and is home to Lymington Yacht club, as well as numerous restaurants, shops and cafes. Ferries run frequently from Lymington Pier to Yarmouth on the Isle of Wight.

Sway itself has a charming deli and coffee shop, as well as a number of good pubs and a post office. Sway train station is less than ten minutes' walk from the house and runs services to London Waterloo, via Southampton Central, in under 2 hours.

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.