



Fishpond Piece

Emery Down, Lyndhurst SO43 7GA

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NEW FOREST





FISHPOND PIECE

EMERY DOWN • LYNDHURST

A unique opportunity to acquire this beautifully appointed three/four bedroom home set in the most picturesque gardens and paddock land, reaching almost 15 acres and offering far reaching views and complete privacy. The property also comprises a one bedroom self contained studio annexe, selection of barns/outbuildings and an incredibly high quality stable yard featuring 10 brick built stables.

£1,825,000



GROUND FLOOR

Kitchen/Breakfast Room
Lounge/Diner
Conservatory
Utility Room

FIRST FLOOR

Principle bedroom with ensuite and dressing area
Double bedrooms, single bedroom
Family bathroom

GROUNDS AND GARDENS

Studio Annexe
Approaching 15 acres
Wildlife Pond
Stable Yard
Barn and Double Car port





The Property

Built in the early 1990's, this three bedroom home offers spacious and light living accommodation, which has been meticulously maintained and modernised by the current owners.

Upon entering through the front door into the kitchen/breakfast room with flagstone flooring and a country style kitchen with central island, featuring granite work surfaces over. The kitchen comprises fitted appliances and a gas Rangemaster cooker. The kitchen opens into the conservatory, which provides views of the grounds, overlooking the delightful pond sitting at the bottom of the garden which is a wildlife haven! Accessed from the kitchen is the spacious utility and cloakroom, housing the white goods and ample additional storage. An L shaped lounge/diner featuring bi fold doors onto the front patio area and a log burning stove set into brick built fireplace.



The principal bedroom suite is a generous double with built in wardrobes and dressing area, with views over the gardens and beyond and also benefiting from an en suite shower room. Bedroom two is a spacious double, with aspect over the garden and paddocks. Bedroom three is a single room with a built in wardrobes. Both are facilitated by the family bathroom suite.





The Property Continued... Studio Annexe

This delightful one bedroom studio annexe has been tastefully designed to provide the ideal accommodation for guests or to be utilised as a successful holiday let/rental.

A vaulted ceiling with Velux windows provides a light and airy feel and a solid oak balustrade creates a characterful divide between the sitting area and kitchenette. An en suite shower room completes the accommodation and a rear door leads onto a private terrace area providing a separate seating area from the house.



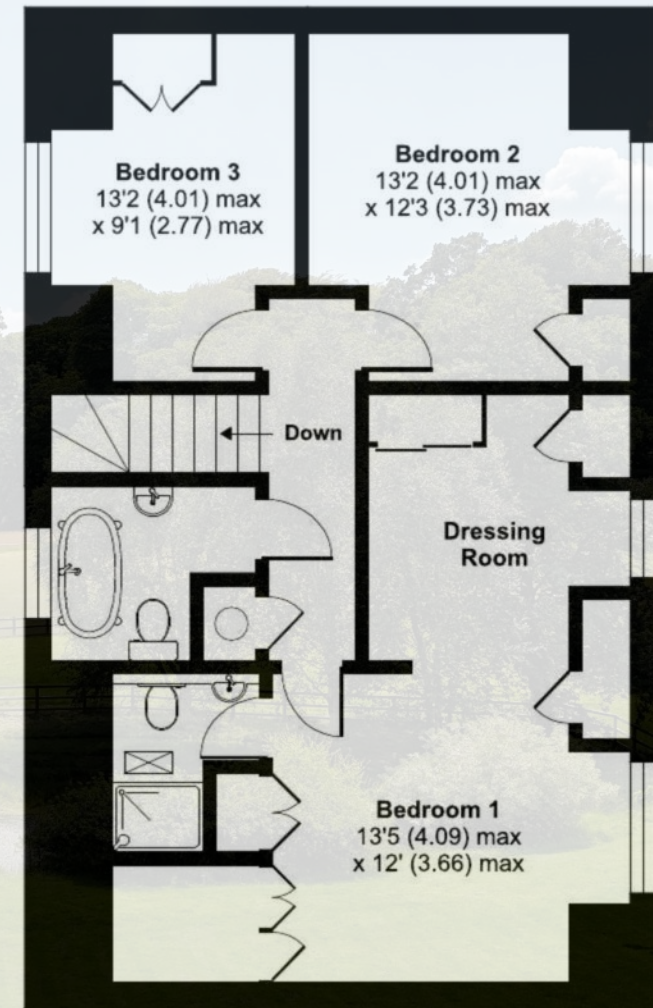
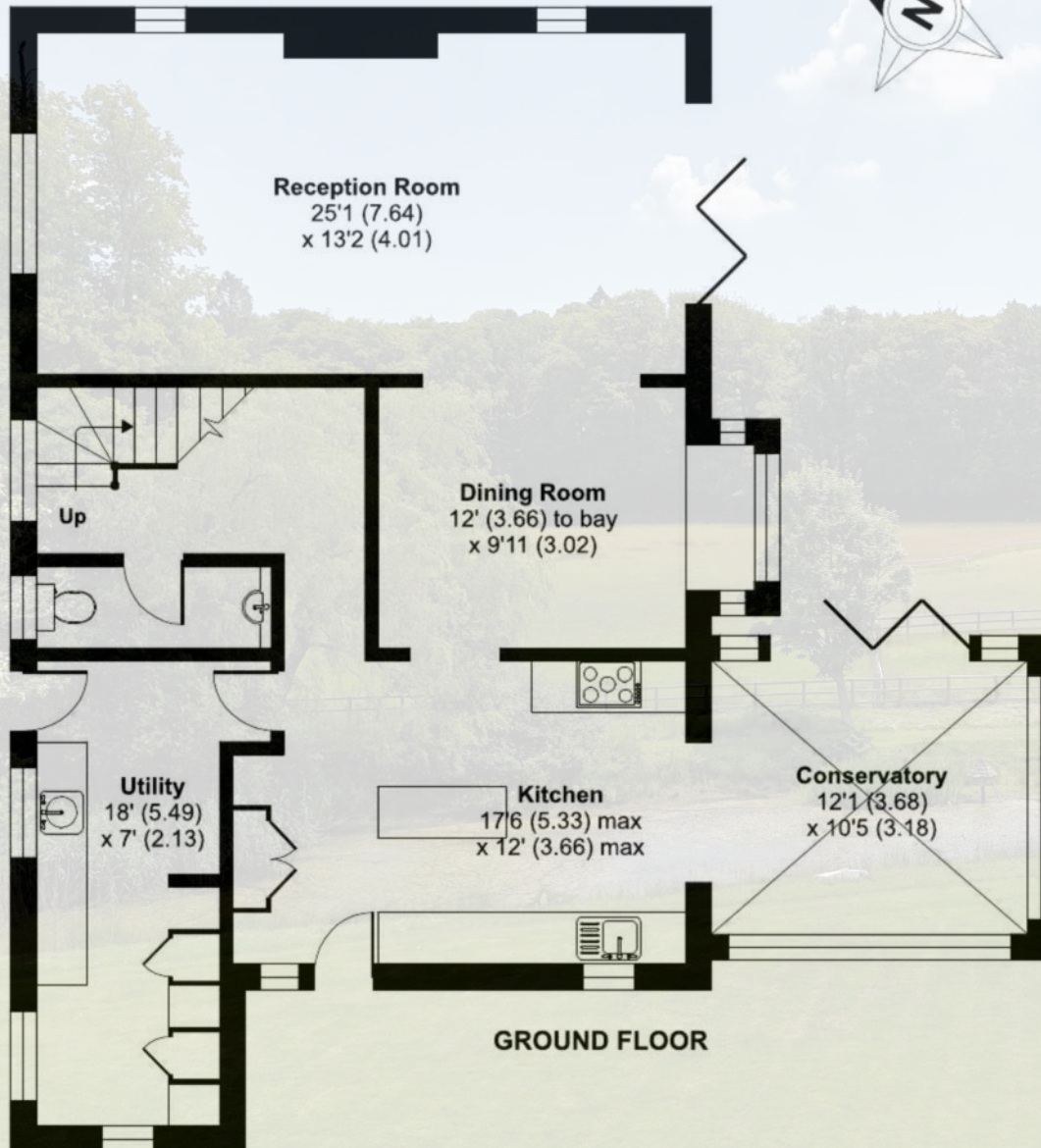
Fishpond Piece, Emery Down, Lyndhurst, SO43

Approximate Area = 1865 sq ft / 173.3 sq m

Outbuilding(s) = 4227 sq ft / 392.7 sq m

Total = 6092 sq ft / 566 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1150406

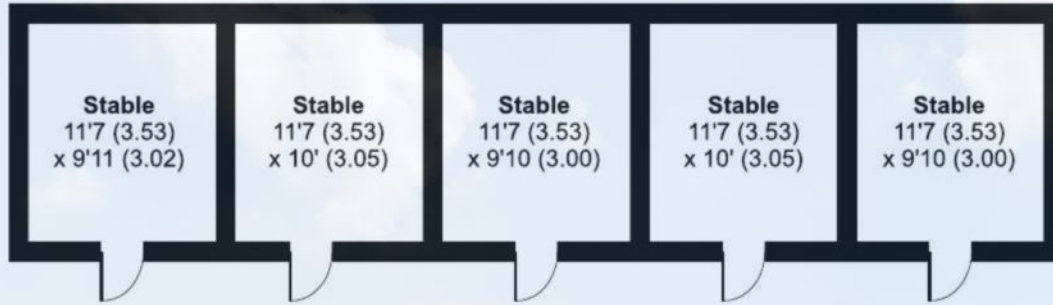
Fishpond Piece, Emery Down, Lyndhurst, SO43

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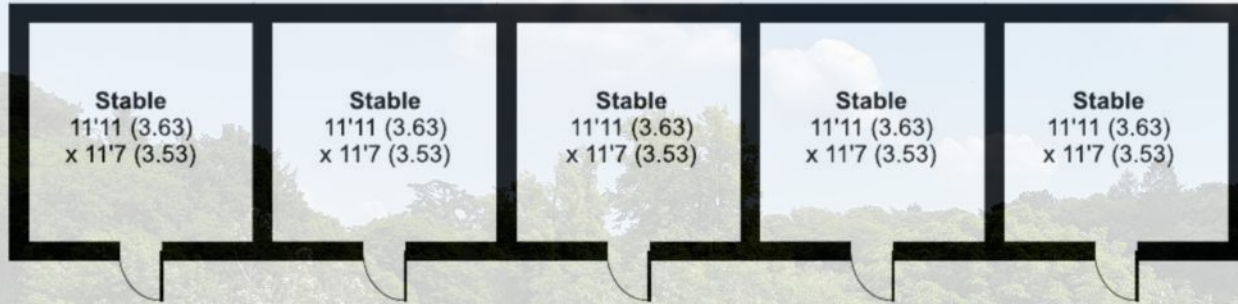
Outbuilding(s) = 4067 sq ft / 377.8 sq m

Total = 5932 sq ft / 551.1 sq m

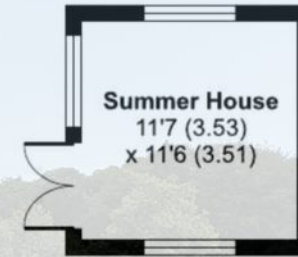
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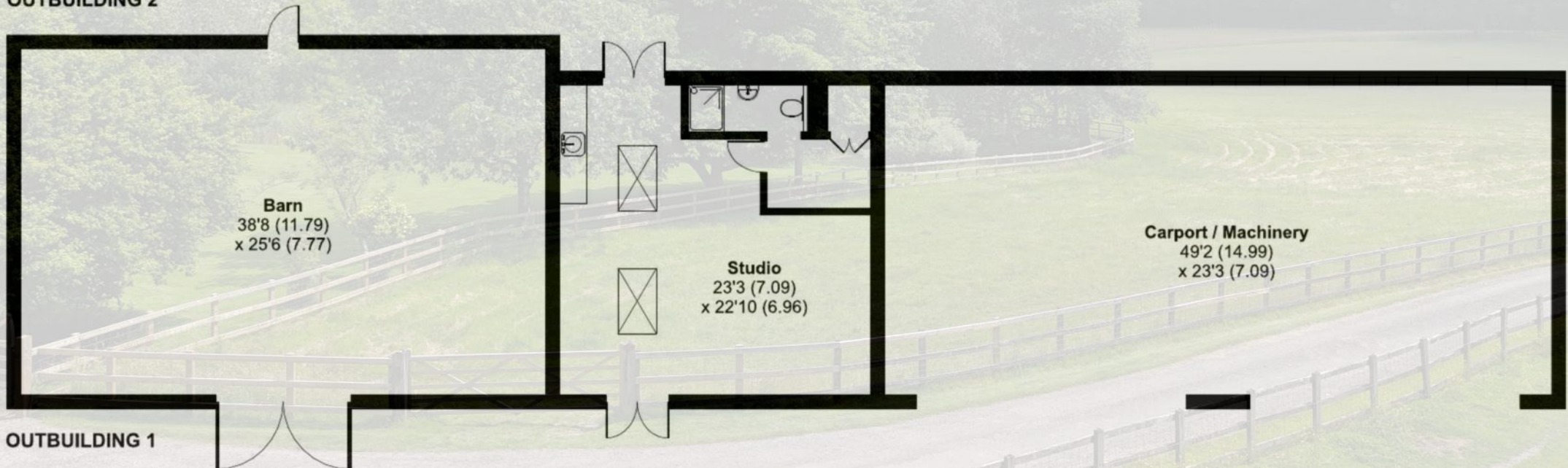
OUTBUILDING 3



OUTBUILDING 2



OUTBUILDING 4



OUTBUILDING 1





Grounds & Gardens

Approaching almost 15 acres in total, Fishpond Piece offers complete privacy and seclusion along with panoramic views of the properties own land. Approached through wooden gates, a long sweeping driveway takes you to the property and stable yard. The beautifully landscaped gardens comprise a summer house and a large wildlife pond. The paddocks are fenced with new post and rail and offer good quality grazing. An area of woodland copse completes the grounds.

Outbuildings

A large barn housing the brand new water filtration system and providing ample storage for machinery, hay etc.

A double barn style car port.

Stable yard comprising 10 brick built stables with coated steel roof set around an extensive flood lit yard.





The Situation

Emery Down is one of the New Forest National Park's most sought after villages, with its vibrant community, a village hall, a pub (The New Forest Inn), and church. Lyndhurst is within two miles and is a popular tourist location with many independent shops, art galleries, cafés, restaurants, pubs and hotels. For those with a keen eye on sailing Lymington is within ten miles with its attractive local architecture and popular marina. Southampton is a vibrant, modern city which has the popular West Quay shopping centre and many attractions. The surrounding areas of Southampton and Winchester have a wide selection of well respected private schools. Transport links are excellent with east and west access to the M27 and M3 within easy reach. This provides access to London and the south coast. The coastal resort town of Bournemouth is also only a short drive away.



Points of Interest

New Forest Inn 0.8 Miles
The Swan Inn 1.1 Miles
Waterloo Arms 1.2 Miles
The Oak Inn 1.4 Miles
Fox and Hounds 1.5 Miles
Meridien Modena 1.6 Miles
Saint Michael and All Angels Infant School 1.4 Miles
The New Forest Small School 1.9 Miles
Lyndhurst Surgery 1.5 Miles



Services & Specification

Air source heat pump supplying the house with 1 year government payments left to be paid (circa £1,300)
A back up gas driven generator (LPG gas)
Private drainage – new waste treatment plant
Brand new 78m deep Water Borehole with filtration system
New post and rail fencing

Directions

From the centre of Burley proceed east along Chapel Lane and Lyndhurst Road turning left onto the A35 towards Lyndhurst. Prior to reaching Lyndhurst, turn left at Swan Green opposite The Swan Inn Public House, heading towards Emery Down. Continue on this road and the property will be found after approximately 1 mile on the right hand side.

Viewing

Spencers Property 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 fittings, 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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