



Oakapple Cottage

*Swan Green, Emery Down, Lyndhurst, SO43 7DT*

SPENCERS  
NEW FOREST





# OAKAPPLE COTTAGE

SWAN GREEN • EMERY DOWN

*An exceptional four bedroom, detached, extended period residence dating back to 18th century which has undergone extensive refurbishment in recent years and has the added benefit of being offered to the market with no onward chain.*

£717,000



4



3



2





## The Property

This beautiful family home offers an elegant façade with a storm porch and generous driveway parking to the front and garaging to the side of the property.

A solid wood front door with glazed inserts opens into the entrance hallway with a door leading to the principle living accommodation and a stairwell ascending to the first floor.

The beautifully appointed, double aspect family room which opens into the snug area features wood flooring and a recessed wood burning stove set on a slate hearth with wood mantel and built-in alcove shelving.

The double aspect dining room with stripped wood floors, period cast iron fireplace with wood surround mantle and picture rail benefits from french doors leading out to the rear garden.

The kitchen features a range of fitted units, woodblock work surfaces with inset ceramic sink, a gas Aga, integrated dishwasher and space for a fridge freezer and travertine flooring. Double doors lead through to the conservatory with a door opening out onto the rear terrace and garden.

The rear lobby, with door to the side return, leads into the utility room with space and plumbing for the washing machine, which in turn leads onto the shower room with shower cubicle, hand basin and W/C.



# FLOOR PLAN

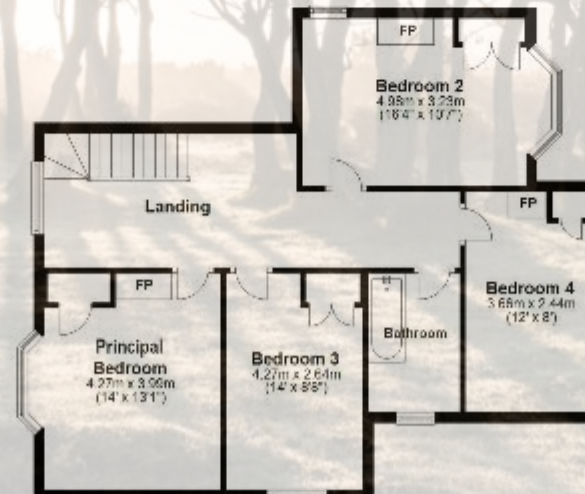
## Ground Floor

Approx. 132.8 sq. metres (1399.6 sq. feet)



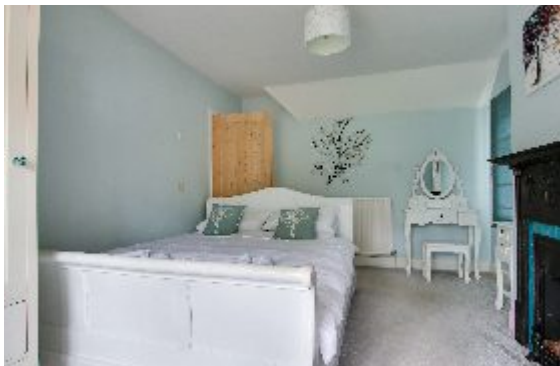
## First Floor

Approx. 72.0 sq. metres (774.8 sq. feet)



Total area: approx. 192.8 sq. metres (2074.6 sq. feet)

(Illustration for identification purposes only; measurements are approximate, not to scale. CPC New Forest Plans produced using PlanIt.)



## The Property Continued...

From the hallway, a stairwell leads up to the first-floor landing. The lovely master bedroom features a bay window to the front aspect, as well as a cast iron fireplace, and a vaulted beamed ceiling.

There are three further bedrooms to this level and a family bathroom comprising of a rolltop bath with ball and claw feet and a rain head shower above, wash basin and W/C.

## Grounds & Gardens

To the front of the property is a large gravelled area providing off road parking for a number of vehicles.

The driveway extends up the side of the property giving access to an attractive frame garage with a workshop to the rear.

The rear garden is a particular feature of the property with a paved terrace with steps leading up to the lawn area with a snaking brick pathway, with planted surrounds and timber fence boundaries and a gated access to the rear of the property.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: E Current: 48 Potential: 72

Property construction: Brick elevations under a tiled roof

All mains services connected

Conservation Area: Swan Green

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Cable broadband

Mobile signal/coverage: No known issues, buyer to check with their provider.



## Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles bear left at Goose Green T junction onto Chapel Lane/A35 and proceed to the end of the lane. Turn left onto Bournemouth Road/A35 and the property can be found a short way down on the right-hand side opposite the Swan public House and just before the turning into Emery Down.

## Situation

Swan Green Emery Down is a highly sought-after village in the New Forest, with its vibrant community, village hall, pub (The New Forest Inn), and church.

The delightful neighbouring village of Lyndhurst is within a short walk and has long been regarded as the 'Capital' of the New Forest, with its picturesque high street offering a wide range of boutique shops, everyday stores, cafes and restaurants, as well as access to the open forest from the end of the street.

For the yachtsman, the Georgian market town of Lymington (10 miles) offers a range of sailing facilities and access to the open waters of the Solent, whilst the historic and much famed village of Beaulieu is only 7 miles away.

The M27 Motorway is accessible from Junction 1 which is just a short drive providing access to Bournemouth, Southampton and the cathedral cities of Salisbury and Winchester. Ashurst train station (3.1 miles) and Brockenhurst train station (4.6 miles) are close by giving fast and easy access to London Waterloo.

## Important Notice

Spencers of The New Forest 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 for 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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