



Flat 7 Northerwood House

Emery Down, SO43 7DT

S P E N C E R S
N E W F O R E S T





An elegant two-bedroom ground floor apartment, recently refurbished to a high standard. Northerwood House is a magnificent, Grade II listed, Georgian mansion converted to seventeen luxury apartments all set within grounds extending to approximately six acres in an elevated and secluded location in the heart of the New Forest. The apartment has a southerly aspect with views across the forest to the Isle of Wight.

The Property

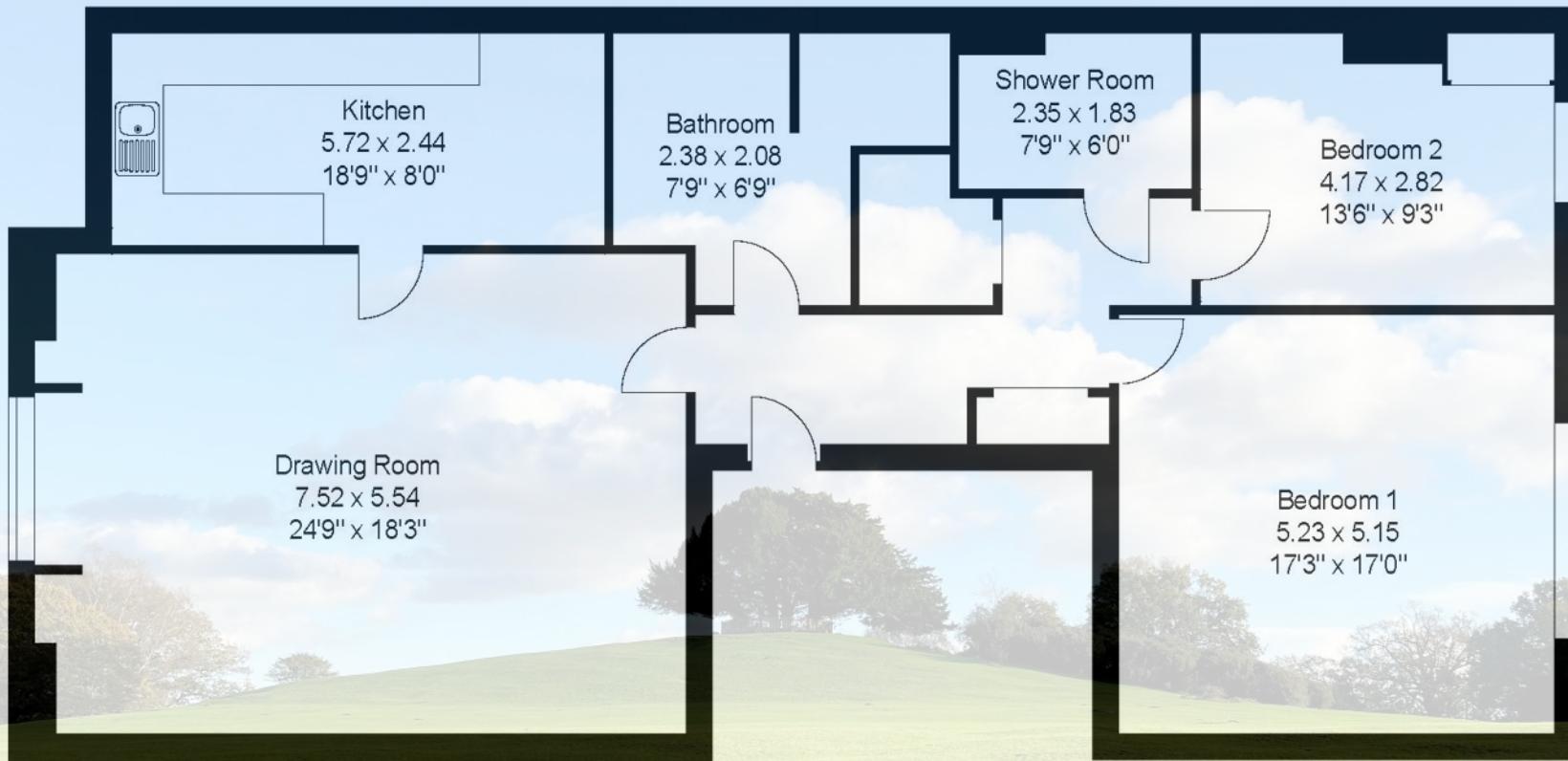
The apartment has impressively high ceilings throughout and the spacious entrance hallway with secure entry system is a welcoming reception area. A full refurbishment was completed in April this year, including a new kitchen, bathroom and en-suite, new flooring and underfloor heating to the hall, sitting room, kitchen and bathrooms. Sympathetic secondary glazing has also been installed on every window.

The large living room has retained the original fireplace and has double sash windows with spectacular far-reaching elevated views across the sumptuous grounds, Lyndhurst and miles of forest to the Isle of Wight in the distance. The size of the room allows ample space for dining furniture.

The delightful newly fitted kitchen/breakfast room has excellent storage cupboards with wall and base units and a range of integrated appliances and ample room for a breakfast area. A utility room has space for a washing machine and tumble dryer, as well as useful storage.

There are two well proportioned bedrooms with built in wardrobes both served by a family bathroom and separate shower room.

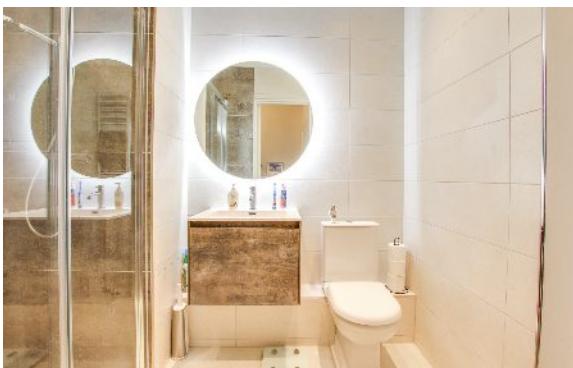
The property further benefits from having a recently constructed double garage in a separate block to the property.



Approximate
Gross Internal Floor Area
Total: 124sq.m. or 1335sq.ft.

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NOT TO SCALE**



Grounds and Gardens

The property is approached via a long private drive flanked by established planting and is set in its own sumptuous, private parkland grounds which are maintained under contract and offer a variety of mature trees, ornamental shrubs, decorative borders and formal lawns that feature a classic parterre garden. The property further benefits from a double garage situated in an adjacent block which is accessed off the principal drive.

In total, the beautiful gardens and grounds attributed to Northerwood House extend to approximately six acres.

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 before turning left onto the A35, Bournemouth Road. After approximately 200 metres, turn right by Swan Green. Cross over the cattle grid and on reaching the crest of the hill turn right over a cattle grid to Northerwood House. Proceed down the tarmac drive to the house and the entrance to the apartment will be found directly in front as numbered.

Situation

Northerwood House is situated in highly the sought-after area of Swan Green on the edge of the village of Lyndhurst and is located only a short walk from the pubs, tearooms, shops and amenities of Lyndhurst village, and the open Forest with its many walks and outdoor pursuits.

The village of Brockenhurst (about 4 miles south) has a mainline rail connection to London Waterloo (journey time approximately 90 minutes). The M27 (Junction 1) is some 3 miles north of the property, connecting through to the M3 at Chilworth for access to London.

£650,000

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Additional Information

Tenure: Share of Freehold

Term: 250 years from 1st January 2020

Lease Term Remaining: 245 years

Maintenance Charge: £1,290 paid quarterly

Ground Rent: Peppercorn

Energy Performance Rating: Not required as Grade II Listed

Council Tax Band: D

Holiday lets are not permitted.

Services: Mains gas, electric, water and drainage

Flood Risk: Very Low

Superfast broadband with speeds of up to 48 Mbps is available at the property (Ofcom).

Mobile coverage: No known issues, buyers to check with their provider for further clarity.

Important Notice

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 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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