



**Springwood**

*Emery Down, Lyndhurst, SO43 7EA*

**S P E N C E R S**









# SPRINGWOOD

## EMERY DOWN • LYNDHURST

*Situated in a delightful forest setting, this beautifully refurbished four-bedroom family home offers an exceptional blend of comfort and style whilst retaining original features and charm having recently been renovated to a high standard throughout. The property benefits from direct forest access to the rear, a charming and well-maintained garden, and generous off-road parking.*

£1,195,000



4



3



2





## The Property

Upon entering the property, you are welcomed into a spacious entrance hall, which features the staircase to the first floor and provides access to both the sitting room and kitchen-diner. The sitting room is generously sized and filled with natural light from a large bay window. It boasts a charming fireplace with a working log burner and original parquet flooring, creating a warm and cosy atmosphere.

Flowing seamlessly from the sitting room is a bright and airy garden room, offering triple-aspect views and glass double doors that open out to the rear garden and beyond. This versatile space can serve a variety of purposes, including a dining room, study, playroom, or an additional reception area.



Also on this level is the fully fitted bespoke kitchen, which enjoys double-aspect views and stylish herringbone flooring. Cleverly designed, the kitchen includes a breakfast bar, ample space for a dining table, a Range cooker with gas hob and extractor fan, plentiful storage, and a Butler sink overlooking the rear garden. A door from the kitchen leads to the rear garden, as well as to a practical boot room and home office.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from a shower en suite, dual-aspect views, and generous storage space. The remaining three bedrooms are all served by a family bathroom, which includes a fitted bath, separate shower cubicle, low-level WC, and hand wash basin.













## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 63 D Potential: 80 C

Property Type: Detached

Property Construction: Brick built

Services: All mains services

Heating: Gas central heating

Broadband: FTTC. Broadband speeds up to 30 Mbps. Please contact provider for further clarity.

Parking: Private driveway

This property is affected by a Tree Preservation Order (TPO)

Flood Risk: Very low





# Emery Down, Lyndhurst, SO43

Approximate Area = 1822 sq ft / 169.2 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

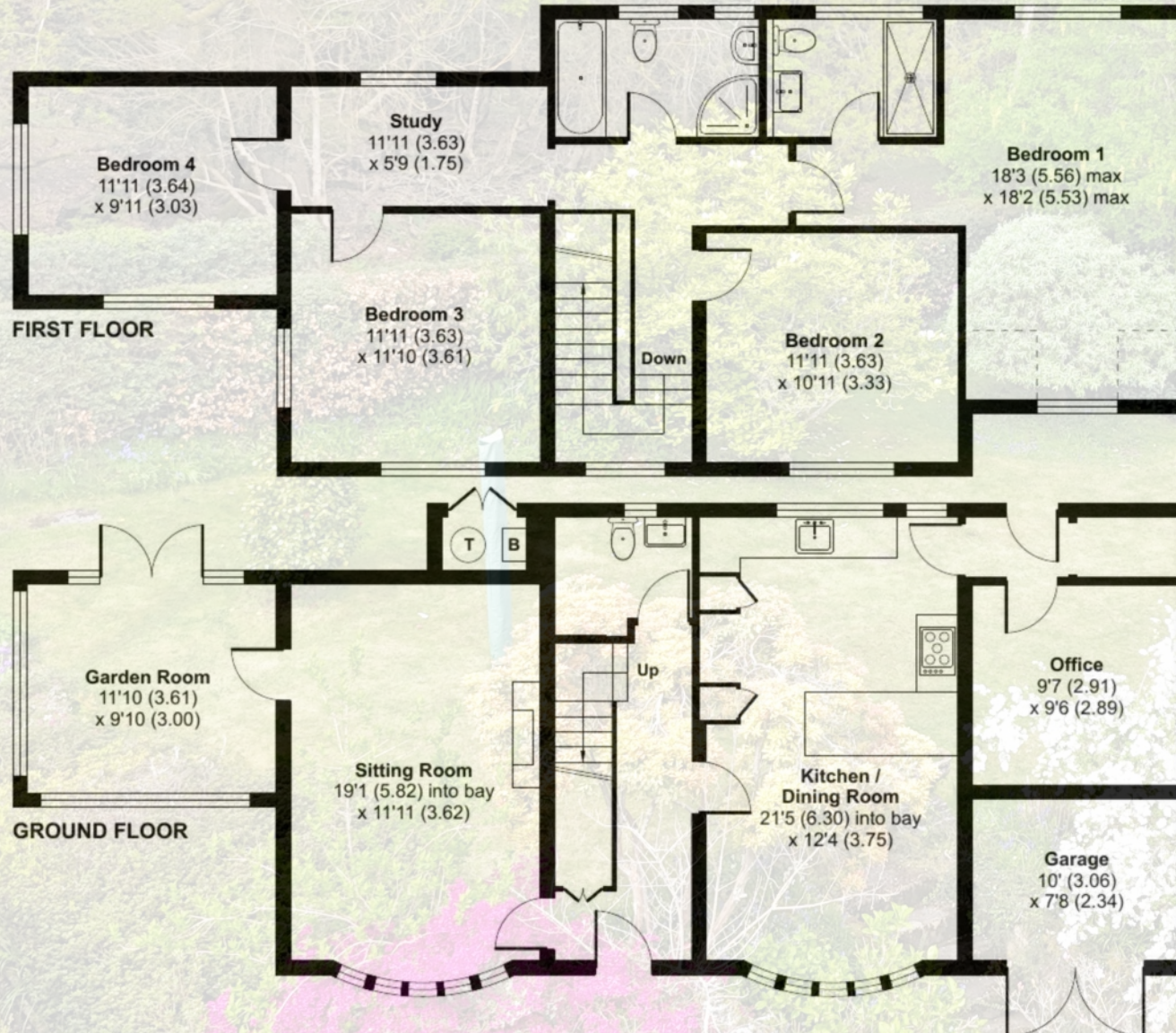
Garage = 76 sq ft / 7 sq m

Boiler = 12 sq ft / 1.1 sq m

Total = 1932 sq ft / 179.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



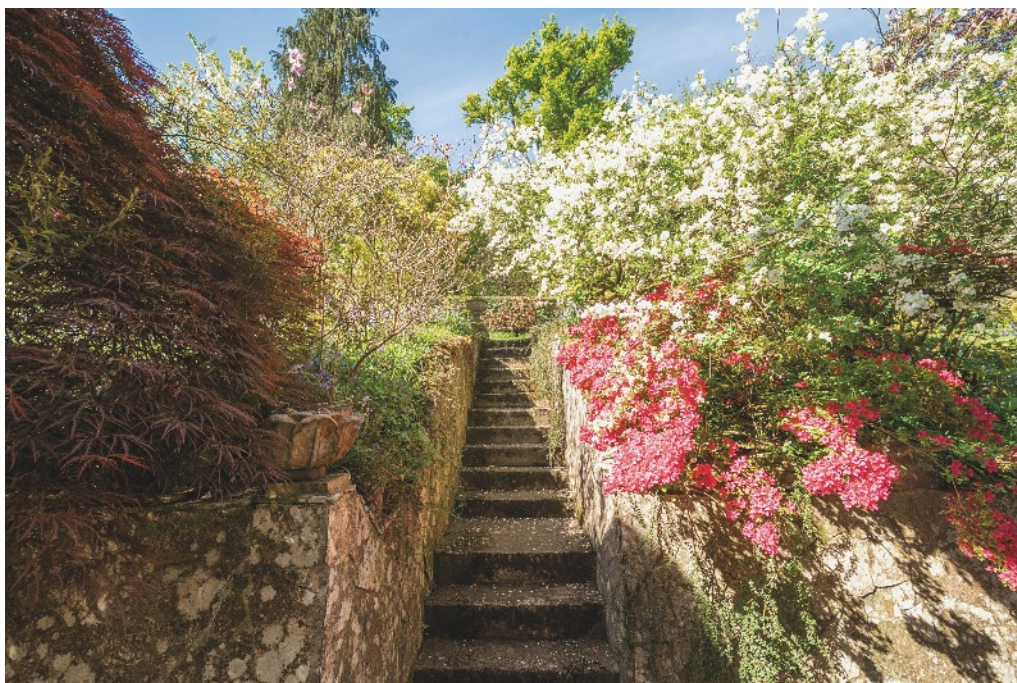




## Grounds & Gardens

Upon entering the property through metal gates, you arrive at a spacious driveway, which can also be accessed via a pedestrian gate. There is ample off-road parking for multiple vehicles. The front garden features mature planting beds and a lawned area that wraps around to the rear.

The rear garden is beautiful and well-maintained, with a terraced area adjoining the house. Steps lead up to lawned sections interspersed with vibrant flower beds, mature shrubs, as well as a designated space for a shed and vegetable beds. At the back of the garden, a gateway provides direct access to the forest, offering numerous scenic walks.











## Situation

Emery Down is one of the New Forest National Park's most sought after hamlets, with its vibrant community, a village hall, a pub (The New Forest Inn), and church. Lyndhurst is one mile away and is the largest village within the New Forest. It 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. Communications 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.

## Directions

From the centre of Burley, proceed east along Chapel Lane and Lyndhurst Road, eventually turning left onto the A35 heading towards Lyndhurst. Just prior to reaching Lyndhurst, turn left at The Swan public house towards Emery Down. Proceed to follow the road for approximately half a mile, passing the New Forest Inn on your left-hand side, proceed along this road for 100 yards. Shortly after, you will reach the property on your left-hand side.

## Important Notice

By prior appointment only with the vendors agents Spencers of the New Forest.

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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