



Flat 11 Northerwood House

Swan Green, Emery Down, SO43 7DT

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FLAT 11 NORTHERWOOD HOUSE

EMERY DOWN • LYNDHURST

A fantastic opportunity to purchase a stunning three bedroom duplex apartment forming part of a beautifully converted Grade II listed country house offering the ultimate London penthouse lifestyle, in the heart of the New Forest. The property enjoys a delightful southerly aspect and benefits from its own private balcony and generously sized roof terrace with scope to install an internal staircase up to the terrace and create an additional garden room (STP).

£850,000



3



2



2





The Property

This apartment benefits from additional space upon entry. This provides for an additional seating or study area. There is ample storage space throughout the apartment with further benefits including impressively high ceilings, many period features and large sash windows allowing for lots of light throughout.

The generous sitting room features triple aspect sash windows offering spectacular far-reaching elevated views across the sumptuous grounds, the village of Lyndhurst and miles of forest to the Isle of Wight in the distance with southerly aspects. The feature fireplace is fitted with a gas coal fire set into a marble surround and hearth. Fitted cabinetry provides attractive storage and further illuminated glass shelving provides additional storage. The size of the room allows ample space for entertaining or relaxing. There is also access to the balcony which is shared with the principal bedroom.

The delightful kitchen has been refitted by Classic Kitchens in Christchurch, with modern units at both base and wall level with coordinating composite work surfaces. Integrated appliances include a fridge freezer and dishwasher with an inset sink drainer, some glass fronted units and a Rangemaster with five ring gas hob, grill and concealed extractor fan over. The kitchen benefits from extensive open elevated views across the grounds and paddocks beyond.

The washing machine and dryer are conveniently located in a cupboard in the inner hallway.

The dining room has dual aspect windows and provides a very attractive location to enjoy entertaining and hosting dinner parties.

There are two well-proportioned double bedrooms with built in wardrobes and a third bedroom currently being used as an office. The principal bedroom benefits from an en suite bathroom comprising bath with shower over, twin sinks with storage under, twin mirrored cabinets, WC, bidet and radiator. This room has a large sash window allowing access for plenty of light and has access to the balcony shared with the sitting room.



The Property Continued...

There is a separate shower room with corner shower cubicle, w/c, sink with vanity unit, radiator and window.

The property further benefits from its own private roof terrace accessed via the main communal staircase with door opening into a further glazed reception room making a delightful seating area to enjoy the views, with sliding double doors leading out onto the terrace.

The stunning roof terrace makes a superb area for al fresco dining and entertaining, including a garden room with fitted kitchen comprising dishwasher, cooker, fridge and freezer. There is a Solar Dome providing a warm, weather-proof seating area, dedicated barbecue area and Japanese garden with beautiful water feature. The views from here are breathtaking.

Grounds and Gardens

The Grade II Georgian mansion is accessed via an attractive drive, lined with rhododendrons and the grounds are immaculately maintained, the gardens are well stocked and there are woodland views from all aspects. There is a double garage with electric roller doors and a storage mezzanine.

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

Allotments are available for use of the residents if available or via a waiting list.

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.

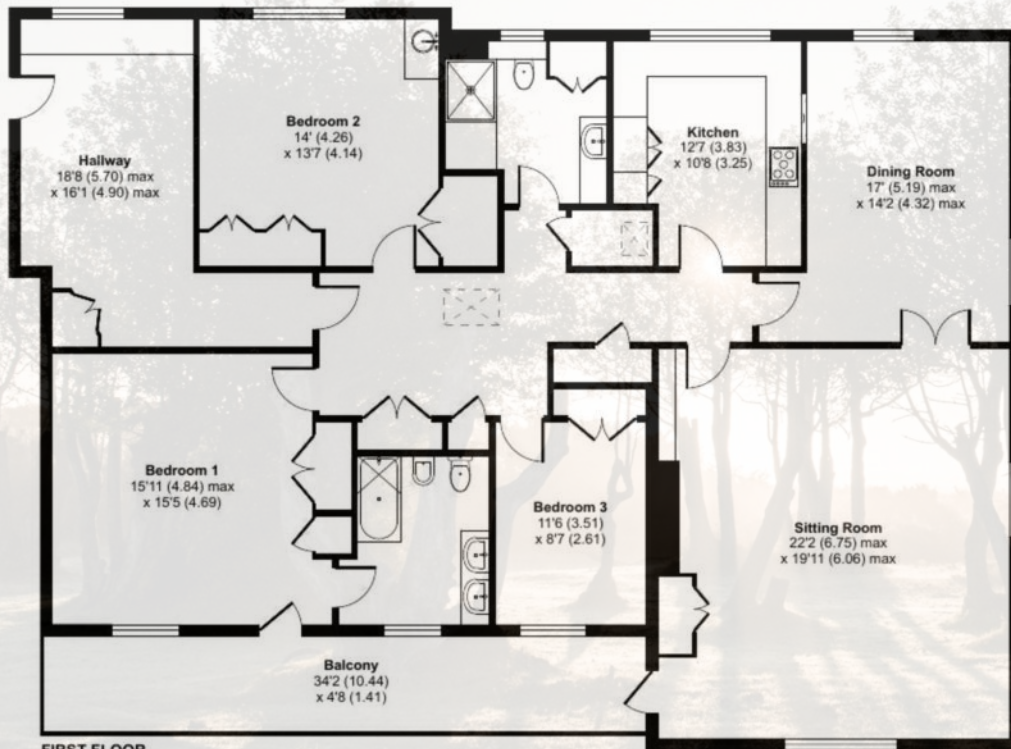
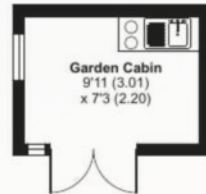


Approximate Area = 1971 sq ft / 183.1 sq m (excludes roof terrace)

Outbuilding = 71 sq ft / 6.5 sq m

Total = 2042 sq ft / 189.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025.
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Additional Information

Tenure: Share of Freehold

Term: 250 years from 1st January 2020

Lease Term Remaining: 245 years

Maintenance Charge: £1,585.24 quarterly for maintenance including grounds and management fee.

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

Gas Central Heating

Flood Risk: Very Low

Broadband: ADSL Copper-based phone landline

Superfast broadband with speeds of up to 50 Mbps is available at the property (Ofcom).

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

Parking Arrangements: Garage and communal parking.

Agents Note

There is potential to install an internal staircase to provide direct access up to the private roof terrace and create a further garden room STP which has been undertaken in the mirror image penthouse apartment in the west wing.

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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk