



**Flat 2 Northerwood House**

*Emery Down, SO43 7DT*

**SPENCERS**  
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# FLAT 2 NORTHERWOOD HOUSE

EMERY DOWN • LYNDHURST

*A spacious garden apartment with two-bedrooms and two bathrooms and detached double garage. Positioned on the ground floor of Northerwood House, a magnificent, Grade II listed, Georgian mansion converted to seventeen luxury apartments set within grounds extending to around six acres in an elevated location in the heart of the New Forest. Within walking distance of the Lyndhurst high street. The apartment has a southerly aspect with views across the forest to the Isle of Wight.*

£550,000



2



1



2





## The Property

A shared entrance hall has a secure entry system and is a welcoming reception area presented in immaculate condition where stairs lead down to the apartment.

The private entrance hall has ample storage cupboards and leads to the impressive living room with south facing windows and a glazed door to the generous private terrace and lawn where spectacular views are across the sumptuous communal 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 kitchen/breakfast room has ample storage with wall and base units and space for appliances such as an oven, dishwasher, fridge and freezer. There is a window to the south aspect, a modern Worcester gas boiler and a breakfast bar.

An inner hallway has a laundry cupboard with space and plumbing to stack a washing machine and tumble dryer. The bathroom is fully tiled with a shower over the bath, WC and vanity unit. Bedroom one is large and incorporates a sitting area with two full height sash windows with a south aspect. There are ample fitted wardrobes and a door to the en suite shower room with vanity unit, bidet, WC and walk in cubicle.

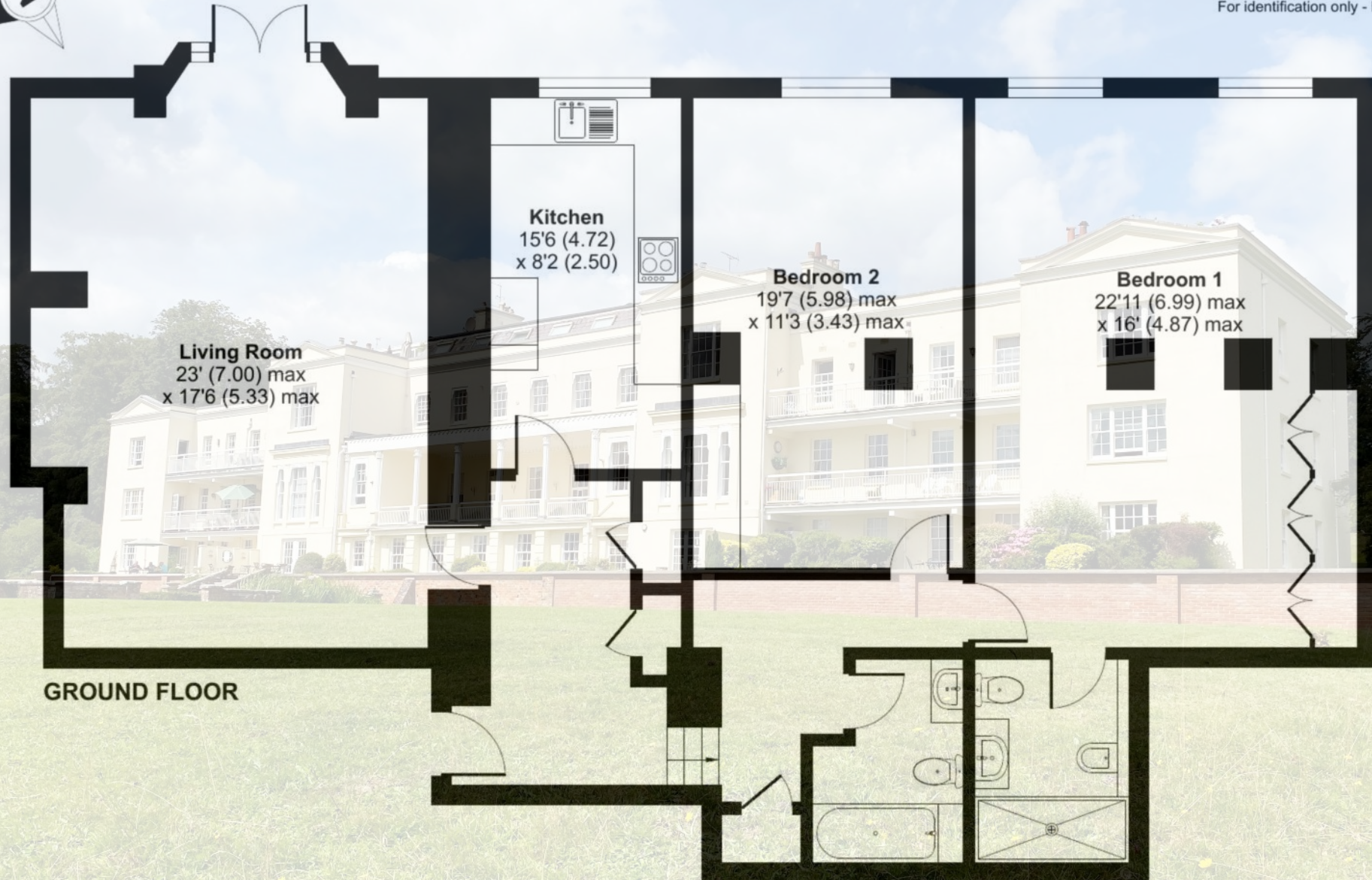
The property further benefits from having a recently constructed double garage in a separate block to the property.



# Northerwood House, Swan Green, Emery Down, Lyndhurst, SO43

Approximate Area = 1489 sq ft / 138.3 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). © nchecon 2024.  
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## 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.

## Additional Information

Tenure: Share of Freehold

Term: 250 years from 1<sup>st</sup> January 2020

Lease term remaining: 246 years

Service charge: £4,416

Ground rent: Peppercorn

Grade II Listed

Council Tax Band: D

Services: Mains gas, electric, water and drainage.

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

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 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.

## 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: [brockenhurst@spencersnewforest.com](mailto:brockenhurst@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)