



**Flat 12 Northerwood House**

*Swan Green, Emery Down, SO43 7DT*

**SPENCERS**  
NEW FOREST









# FLAT 12 NORTHERWOOD HOUSE

EMERY DOWN • LYNDHURST

*An elegant two-bedroom second floor apartment forming part of Northerwood House, 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 and benefits from a private roof terrace and double garage.*

£699,950



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## The Property

The apartment has impressively high ceilings, and many period features including ornate coving, deep skirting boards and large sash windows allowing for lots of light throughout. The majority of the windows have been replaced with double glazed units in keeping with the main house.

The spacious entrance hallway houses extensive floor to ceiling storage, a secure entry system and makes for a welcoming reception area with doors leading to the accommodation.

The generous reception room features large sash windows with 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 fireplace is a real feature of the room with a modern gas living flame fireplace set into a Victorian Style insert with marble surround and hearth, ideal for a comfortable seating arrangement to be set around. Fitted cabinetry provides shelving for books and further back lit glass shelving provides additional storage. The size of the room allows ample space for dining furniture making a lovely area for entertaining.

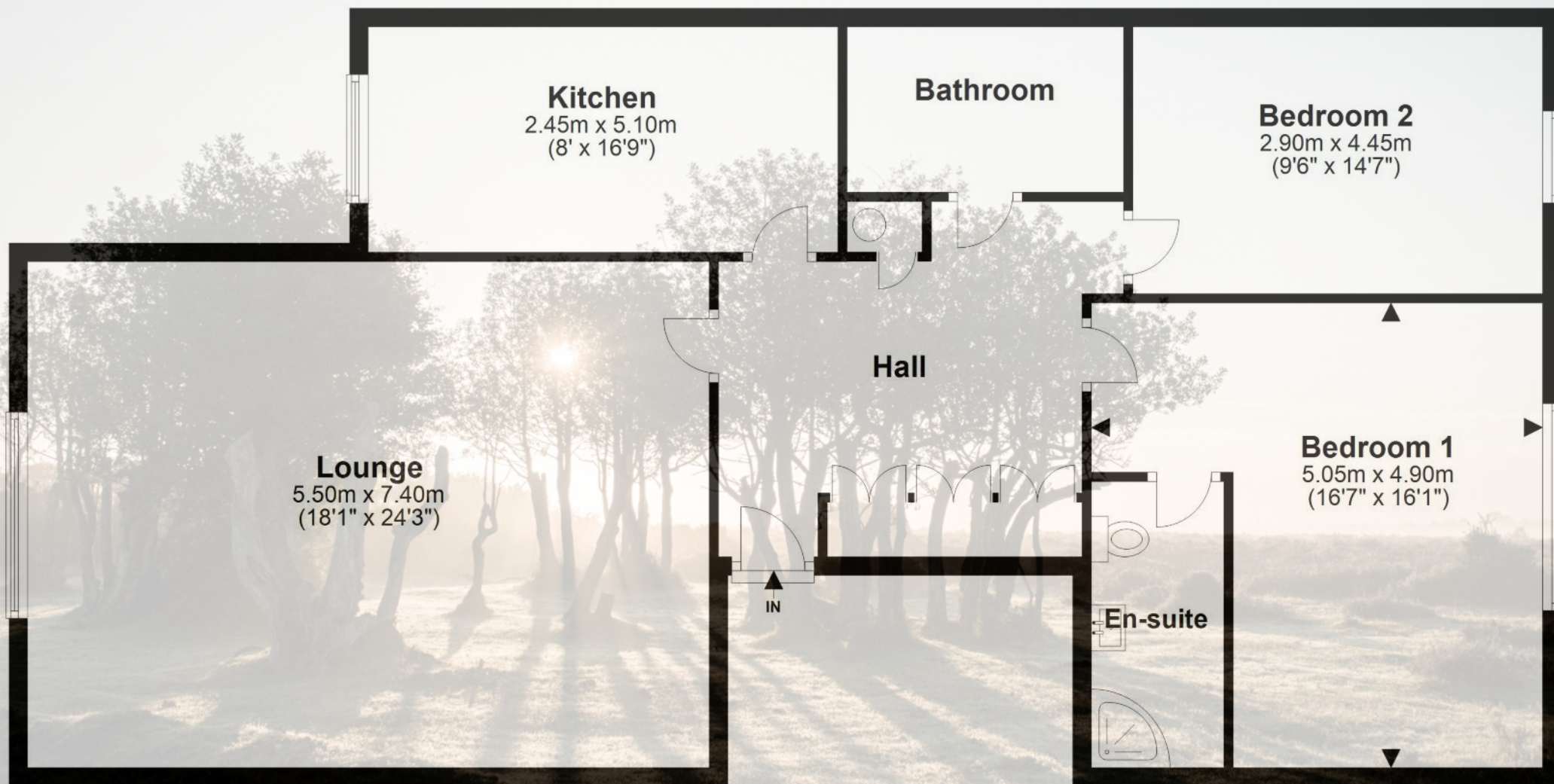
The delightful kitchen/breakfast room has been refitted with modern shaker style units at both base and wall level with coordinating wooden worksurfaces. Integrated appliances include a double oven, grill and induction hob, wine fridge with a ceramic sink, some glass fronted units and an open wine rack. A peninsular breakfast bar is set at the far end of the kitchen to benefit from the open elevated views across the grounds and paddocks beyond.

There are two well-proportioned double bedrooms with built in wardrobes set at the front of the apartment.



# Floor Plan

Approx Gross Internal Area  
113.5 sqm / 1221.9 sqft







## The Property Continued...

The principal bedroom benefits from a modern en suite shower room with corner shower cubicle, vanity wash hand basin, WC and heated towel rail. This room has large twin sash windows overlooking the front drive and gardens and also benefits from some loft storage set within a small loft void with added sound proofing.

The main four piece bathroom has been recently fitted with a modern corner shower cubicle, panel fronted bath, vanity wash hand basin and WC and towel rail.

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 roof terrace is enclosed by low walls and makes a superb area for al fresco dining and entertaining.

The property further benefits from having it's own double garage in a separate block to the property.

## 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.

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







## Additional Information

Tenure: Share of Freehold

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

Lease term remaining: 246 years

Maintenance fee: £3,870 per annum

Ground rent: Peppercorn

Grade II Listed

Council Tax Band: D

Services: Mains gas, electric, water and drainage.

Flood Risk: Very Low

Broadband: ADSL Copper-based phone landline. Fibre to the property directly.

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.

## 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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