

**2 Canterton Manor, Brook, Lyndhurst SO43 7HE**  
**£485,000**

An elegant ground floor, three bedroom, two reception room apartment in a converted New Forest mansion. The accommodation extends to 1290 sq ft and is complimented by communal grounds of 3.5 acres and adjoins the open Forest. A rare find.

Tel: 02380 284411

[fells-gulliver.com](http://fells-gulliver.com)

## 2 Canterton Manor

### Description

Situated on the ground floor of this iconic building, this specific apartment has a superb outlook over the peaceful gardens. The apartment underwent a scheme of renovation some years ago and now provides stylish accommodation benefitting from excellent ceiling heights, large windows and character features giving a sense of grandeur from a bygone age. Of particular note is the sitting room with its dual aspect, lovely proportions and wood burning stove. At the heart of the property is an excellent kitchen dining room with refitted units and large informal entertaining space. The reception areas are completed by a conservatory. There are three bedrooms served by a refitted four piece bathroom suite. Outside there is ample parking space situated around a ornamental turning circle with a further single garage in a nearby block. The grounds extend to some three acres with the majority laid to lawn and provide direct access out into the New Forest. We believe this apartment will appeal to a wide array of purchasers seeking space and privacy in a highly desirable location within the New Forest.

### Canterton Manor

Canterton Manor comprises six spacious individual apartments converted from a historic building dating from 1888. The Manor is approached over a private 1/3 of a mile driveway and is nestled in 3.5 acres of gardens which adjoin the Forest. The parish of Bramshaw benefits from two well regarded Pubs with restaurants and two golf courses.

### Brook

Brook is one of the most attractive New Forest villages lying just south of Bramshaw and providing an excellent range of facilities including a village hall, village shop, two country public houses, church, hotel, restaurants, garage and the renowned Bramshaw Golf Club which claims to be the oldest course in Hampshire. The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. For those with interests in yachting, Hamble, Lymington and Poole are all within easy driving distance. The cathedral city of Salisbury is situated approximately 14 miles to the North.

### Transport Links

The M27 at Cadnam is approximately 1 mile distant. Mainline rail links at Southampton Parkway to London Waterloo and Southampton Airport are both approximately a 15 minute journey via car. Bournemouth Airport is approximately a 25 minute drive.

### Additional Information

- Tenure: Leasehold
- Sellers position: No forward chain
- Heating: Gas central heating
- Council: New Forest District Council
- Council Tax Band: D
- Energy Performance Rating: Available upon request

### Agent's Note

Please note, the apartment has a long lease and a maintenance charge of £2400 per annum. The mansion block had a new roof approximately 6 years ago and the remainder of a 10 year guarantee. No pets are allowed under the lease.

### (EPC) EEC Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		28	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

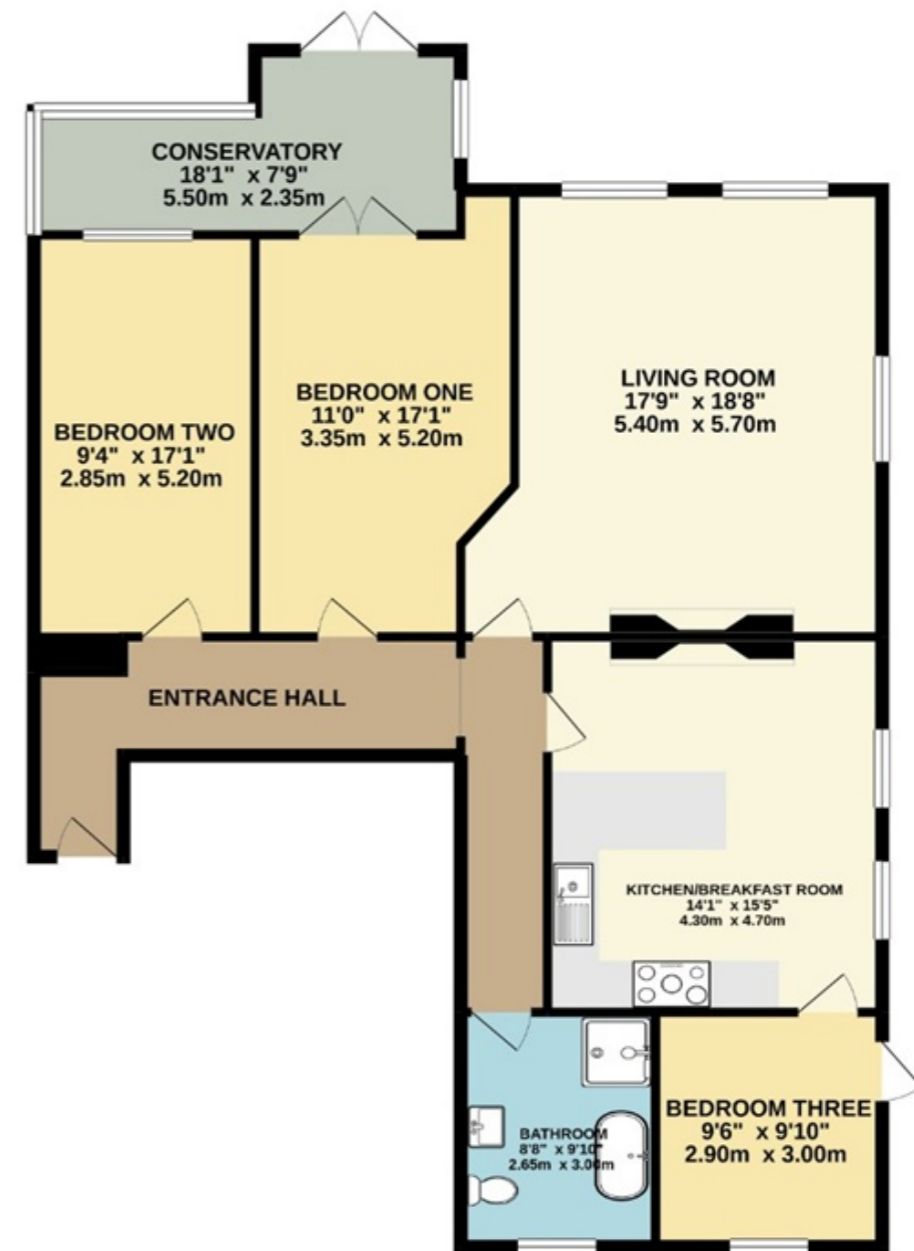
### Directional Note

### Viewing

Strictly by prior appointment please.

Fells Gulliver  
30 High Street  
Lyndhurst  
Hampshire  
SO43 7BG  
02380 284411  
lyndhurst@fells-gulliver.com

GROUND FLOOR  
1290 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2021



**Important Note**  
For clarification we wish to inform prospective purchasers that these particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form any part of a contract. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there is a particular point which is of importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

**Photographs**  
Photographs are reproduced for information only and do not infer that any items shown are included within the sale.

**Special Note**  
If you would like a valuation on your property, please telephone our Lyndhurst office on 02380 284411 or email lyndhurst@fells-gulliver.com

Our full register of properties can be seen on the internet [www.fells-gulliver.com](http://www.fells-gulliver.com)