



The Old Vicarage *Emery Down, Lyndhurst, SO43 7EA*

SPENCERS
NEW FOREST





THE OLD VICARAGE

EMERY DOWN • LYNTHURST • NEW FOREST

Once an Inn called 'The Running horse' and owned by and lived in by Admiral Frederick Moore Boulton is this charming period family home offering over 5,000sq ft of living space with versatile accommodation, set in delightful grounds of about 1.77 acres offered to the market with the benefit of no onward chain.

£2,450,000





The Property

You enter the property through the main enclosed porch entrance providing the ideally entrance to the property with access to W/C. A further inner door leads you into a beautiful main entrance hall with stairwell leading to the first floor, with panelled walling throughout. The main entrance hall provides via two separate doors to the main sitting/dinning room which can be either separate rooms or open throughout. Both these rooms provide a peaceful and eloquent living space with beautiful bay windows that offers stunning views over the grounds and gardens, and both focused around lovely feature fireplaces.

The kitchen is accessed by both the main living room and the inner hallway and offers both low lying and eye level units, AGA and breakfast area with further doors leading into a conservatory with panoramic views over the grounds. A large utility room sits across the inner hall and provides further storage units, wash basin and larder cupboard. At the end of the inner hall, a single door takes you through to the end of the house where three further reception rooms can be found creating the element of versatility to the downstairs accommodation with a further separate secondary staircase leads to the first-floor accommodation.

The main staircase from the entrance hall takes you to the first-floor landing where four double bedrooms can be found with the principal bedrooms sitting at the rear of the property and enjoying views over the gardens and further benefitting from a three piece En-suite. The three other bedrooms are serviced by the main family bathroom.





Property Continued ...

At the end of the landing, an inner door provides separation to the other 'wing' of the house which in turn is also accessed from the secondary staircase. This part of the house provides access to two further double bedrooms and large four-piece bathroom. A further living room sits on this floor that leads through to a separate kitchen area creating the perfect separate annexed accommodation area for multi-generational living or having the versatility still to incorporate as one large family home.

Services

Energy Performance Rating: E Current: 59 E Potential: 82 B
Council Tax Band: H
Tenure: Freehold

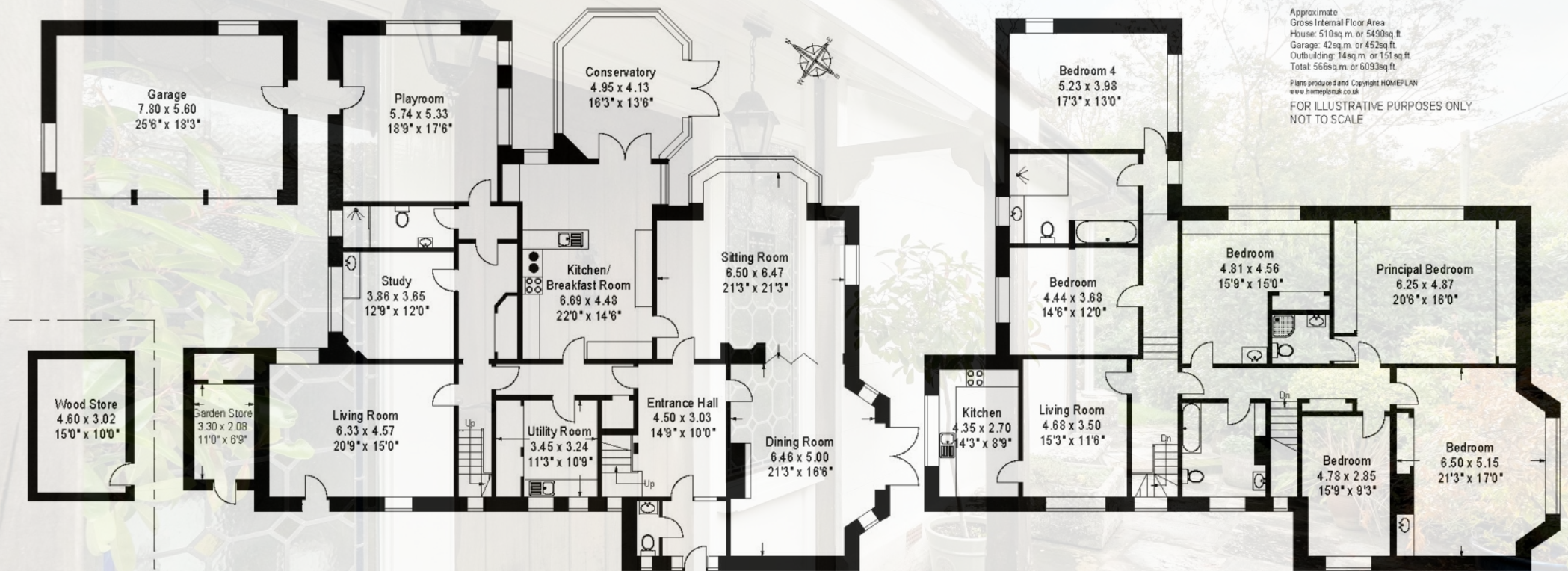
Services: Mains drainage, electric, water and gas
Heating: Gas central heating

Construction type: Brick built

Broadband: Superfast broadband with speeds of 36 Mbps is available at the property (Ofcom)

Parking: Private driveway and garage





Viewing

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 or 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.





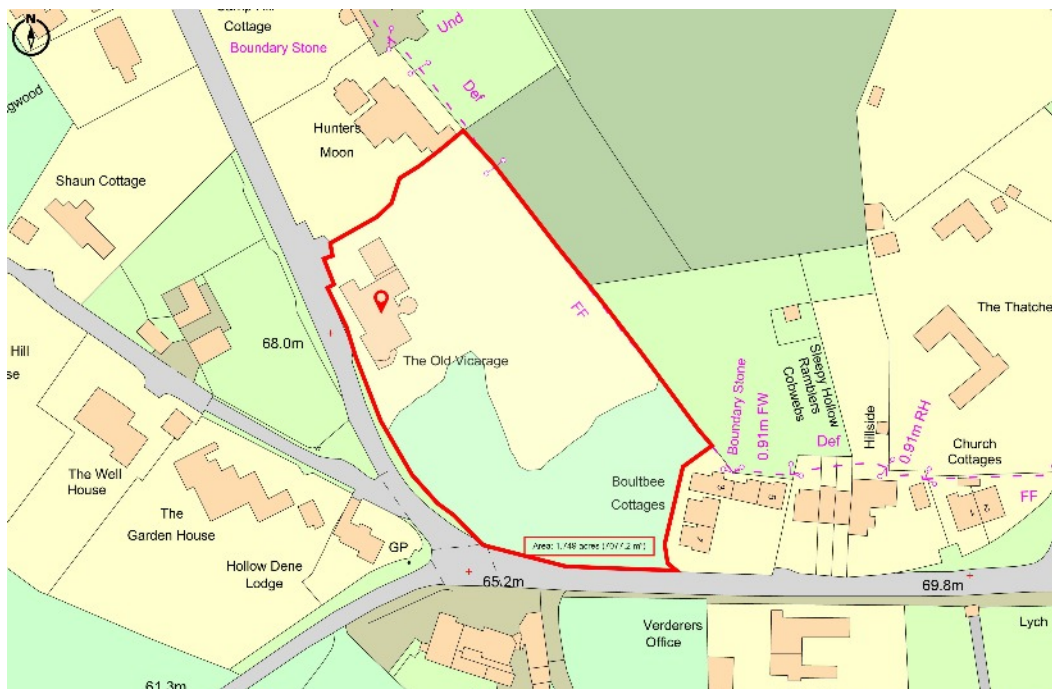
Grounds & Gardens

The property is situated in enviable grounds of 1.77 acres, laid to lawn with wonderful areas of terracing, a beautiful veranda and entertaining areas including large terraces in multiple locations. The gardens themselves are beautifully stocked with a wide variety of mature specimen trees, shrubs and large flowerbeds. There is a lower lawn area perfect for ball games and a charming wooded area to the south with footpaths leading through.

Parking to the house is on the northern side of the property with the driveway adjacent to the triple garage and indeed going on beyond that to a large secondary parking area with further covered outbuilding ideal for housing all garden equipment.

The gardens and grounds of the property are a wonderful environment in the heart of this most sought after New Forest village.





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 right-hand side.

The 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.





For more information or to arrange a viewing please contact us:

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