



**Flat 15 Northerwood House**

*Swan Green, Emery Down, SO43 7DT*

**SPENCERS**  
NEW FOREST









# FLAT 15 NORTHERWOOD HOUSE

EMERY DOWN • LYNDHURST

*A unique opportunity to purchase a magnificent three bedroom apartment forming part of a beautifully converted Grade II listed country house in the heart of the New Forest. The property enjoys a delightful southerly aspect and benefits from its own private roof terrace offering elevated views across the grounds and Lyndhurst.*

*The property is offered with no forward chain.*

£799,950



3



2



3





## The Property

Northerwood House is a stunning Georgian mansion house set at the end of a long private driveway on the edge of the village of Lyndhurst. The property is attributed to Naish the architect and was formally the home of the New Forest District Council before being skilfully converted by Ashby Renovations to provide a unique development of just seventeen luxury apartments in an elevated and secluded location set in approx. 6 acres of parkland style grounds. This beautiful, light and airy apartment forms part of the original house and offers an elegant fusion of character features, high ceilings, extensive views and modern fittings with beautifully appointed, well-proportioned accommodation throughout extending to over 2000 sq. Ft.

Stairs lead up from the ground floor to a private entrance leading into a central and generous entrance hall and offers good storage cupboards and provides access to all living and bedroom accommodation. An impressive 23' x 17' drawing/dining room is set at the rear of the apartment with large south facing windows offering extensive elevated views across the gardens and far reaching views to the Isle of Wight. Further benefits include a feature gas living flame fireplace, with built in cabinetry to either side.

Adjoining the reception room is a fully fitted kitchen featuring a range of contemporary shaker style units, with built-in appliances and complimentary granite work surfaces. Again, the kitchen benefits from views to the rear with superb open aspects.

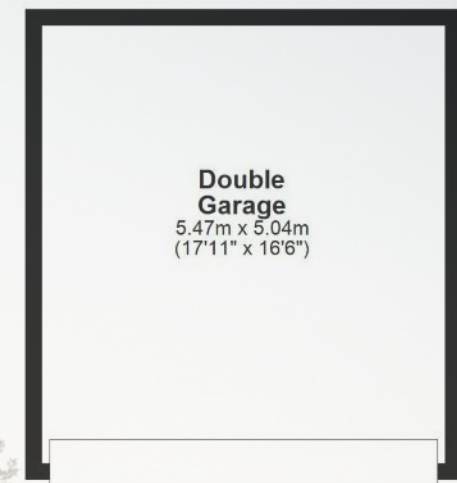
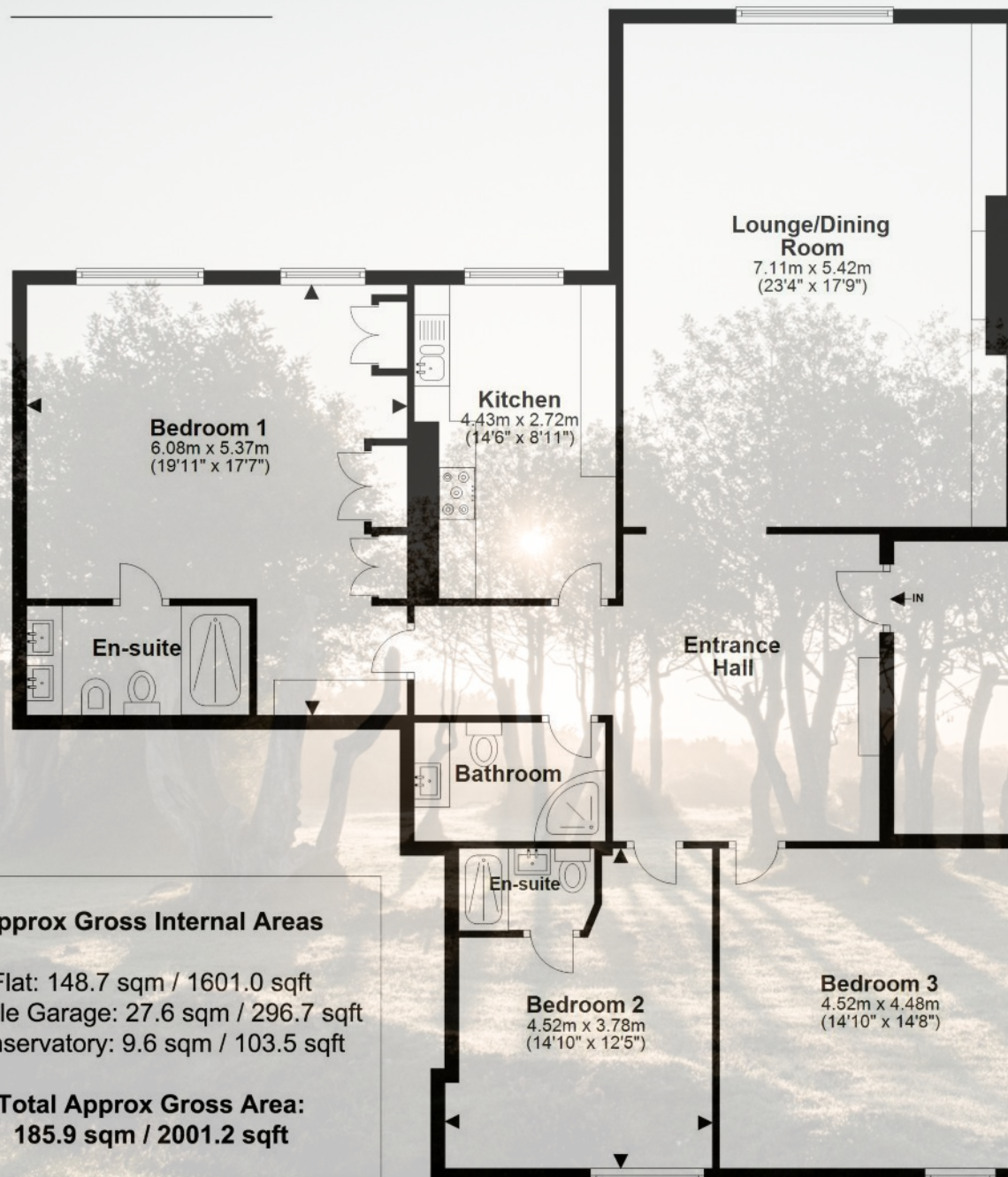
The opulent principal bedroom features two large picture windows overlooking the grounds and a range of fitted wardrobes and luxury en-suite facilities including a double sink vanity unit, WC, bidet and double walk in shower.



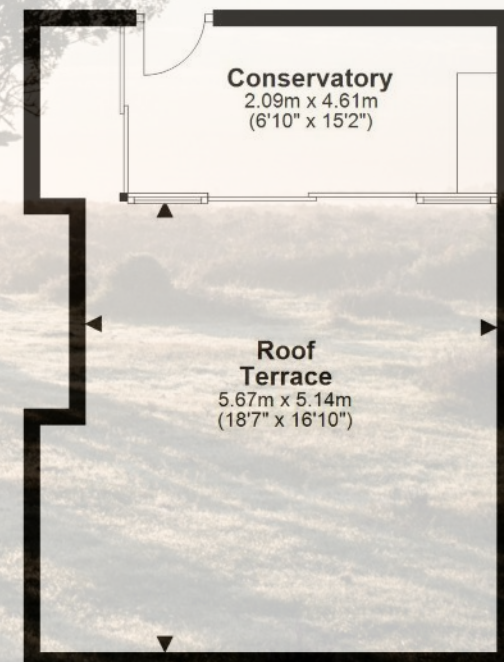
# Floor Plan

Third Floor

Ground Floor



Garden Floor



## Approx Gross Internal Areas

Flat: 148.7 sqm / 1601.0 sqft  
Double Garage: 27.6 sqm / 296.7 sqft  
Conservatory: 9.6 sqm / 103.5 sqft

**Total Approx Gross Area:**  
**185.9 sqm / 2001.2 sqft**





## The Property Continued...

Further accommodation includes an ensuite guest bedroom with windows overlooking the front. A generous third bedroom is currently used as a large study with built in shelving and storage, which overlooks the grounds to the front and benefits from large built-in wardrobes. A family shower room completes the accommodation.

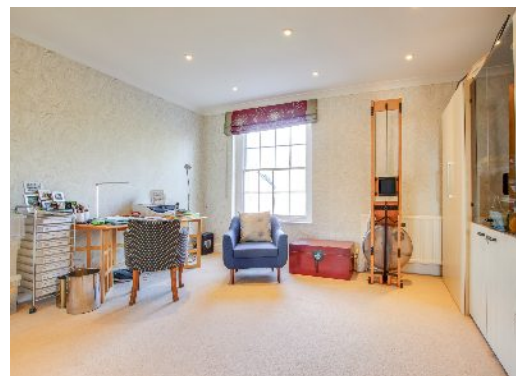
Further stairs from the communal hallway lead up to the top floor which provides access to a useful garden room providing an additional reception room with patio doors leading out to a roof top terrace with outstanding far reaching views and providing a secluded outdoor seating area ideal for entertaining and dining.

## Grounds and Gardens

The property is approached via a long private drive and is set in its own sumptuous, private parkland gardens and grounds which extend to approximately six acres. The apartment benefits from the exclusive use of a paved sun terrace extending across the rear from which there are magnificent elevated panoramic views across the private grounds and village of Lyndhurst to the open forest beyond. The property further benefits from a double garage.

## 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 No.8 will be found on the right hand side.







## Additional Information

Tenure: Share of Freehold

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

Lease term remaining: 245 years

Maintenance fee: £1,238 quarterly

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

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

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

## 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:

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