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ESTATE AGENTS

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# 5 Beechwood House Beechwood Road, BartleySO40 2LP

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£365,000

- Grade II Georgian Manor House
- Open plan reception
- Two en-suites
- Communal grounds
- No chain
- Tastefully converted
- Ground Floor Duplex
- Two Double bedrooms
- Located in the open forest
- Share of freehold
- Views over the grounds
- Residents parking







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Grade II grandeur combined with a contemporary twist! A stunning duplex situated in a historic Georgian manor in the New Forest sitting in grounds approaching an acre. Beechwood House is a collection of individual apartments converted from an historic Country House. It is one of the only duplex's available and was formally was the library for the original house.



A wonderful ground floor property that represents an exceptionally rare opportunity to acquire a super home with it's accommodation arranged over two floors. It has a welcoming, house-like ambiance, with no shared walls and only the ceiling on the first floor being shared with neighbouring properties. It offers a more private living experience compared to a typical flat or apartment.





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This stately historic building offers the modern conveniences and amenities of a contemporary structure.

The property is accessed off the grand entrance hallway with its imposing staircase and its own private front door. The accommodation is light and airy undoubtedly helped by the large size windows and high ceilings given a sense of grandeur from a bygone era.

On the ground floor is an open plan reception room with kitchen, perfect for modern day living and informal entertaining. There is also a very useful utility area with space and plumbing for washing machine and dishwasher and an ideal spot to store muddy boots and coats after walking in the nearby Forest. The property also benefits from a ground floor WC. On the first floor are two well proportioned bedrooms both with their own en-suite facilities.











Beechwood House is positioned in a wonderful location and sits in communal grounds of an acre. There is residents parking to the front of the properties. The majority of the grounds are laid to lawn. The apartments have a share of the freehold and a close knit community sees garden parties held in the Summer. The open Forest surrounds the grounds.

Beechwood House is only two miles from Lyndhurst and only one mile from the motorway.

Bartley is a traditional village within the New Forest National Park. The open Forest is within 250 yards with it's numerous outdoor pursuits. There are two local shops and a number of Country pubs all within a short stroll. Bartley and it's neighbour

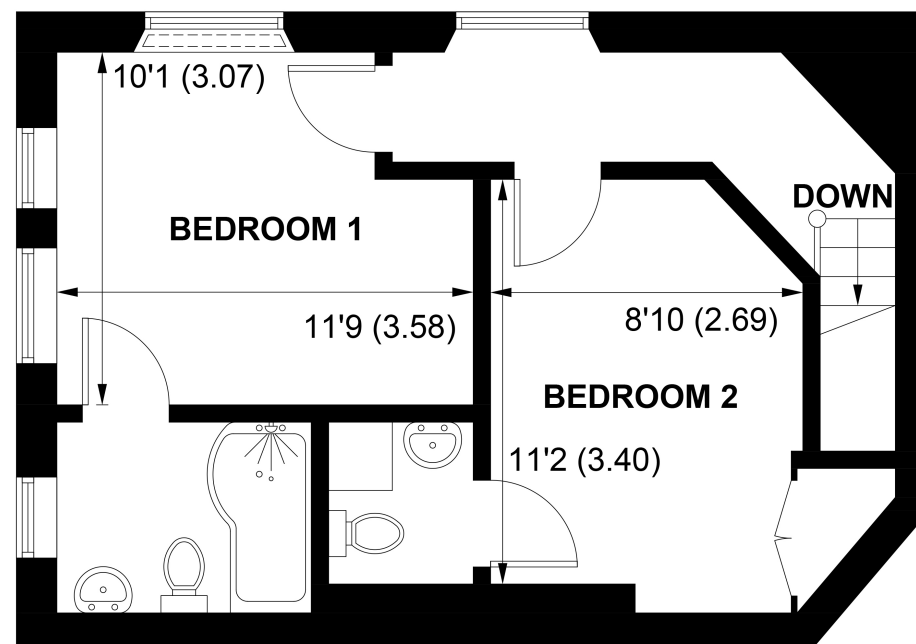
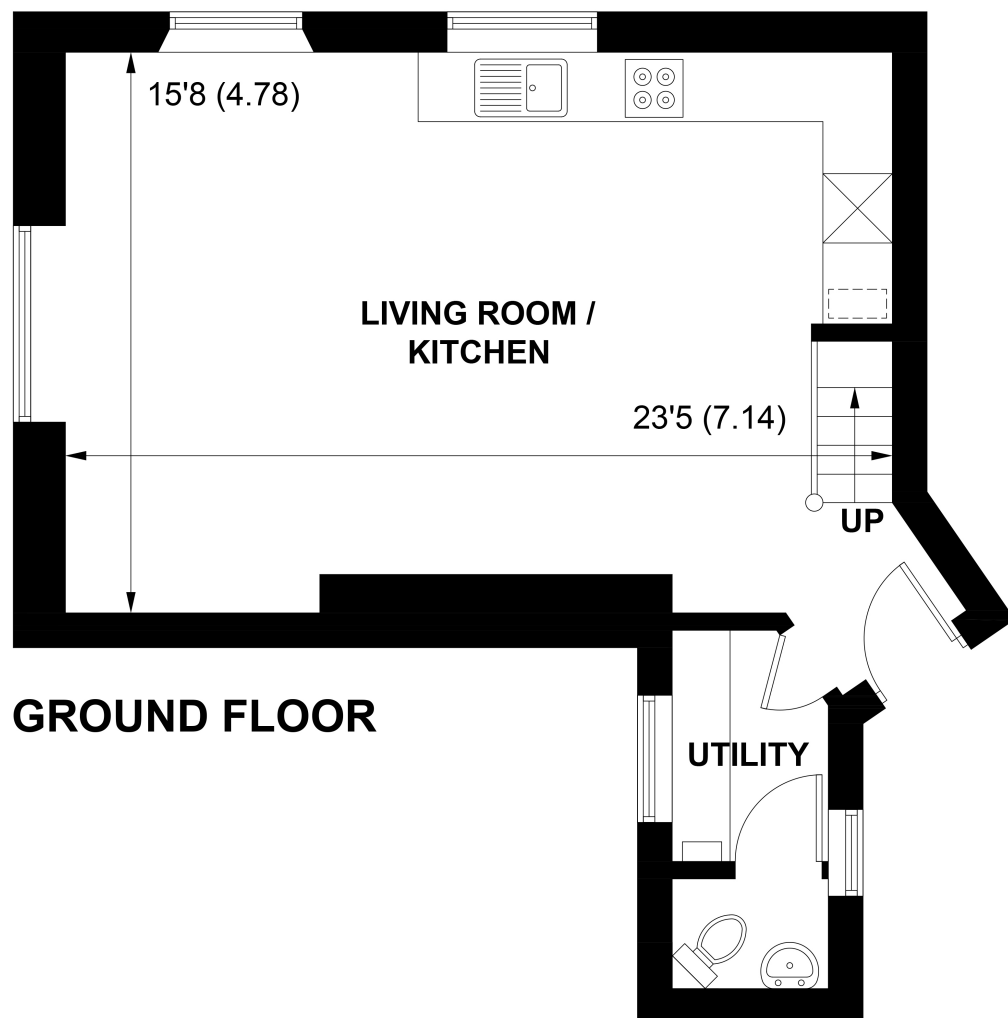
Copythorne still have a strong sense of local community celebrated with Country Shows and fetes. There are excellent communications links to the larger commercial centres of Southampton and Bournemouth.







[ ] = REDUCED HEAD HEIGHT BELOW 1.5M



**APPROXIMATE GROSS INTERNAL AREA = 809 SQ FT / 75.2 SQ M**

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