



**Flat 5 Annesley House, Bank, Lyndhurst, Hampshire
SO43 7FD**

£425,000

A delightful period three bedroom apartment in an historic New Forest mansion within a highly sought after Hamlet. The impressive accommodation extends to 1200 sq feet, with delightful gardens and direct access to the Forest.

Tel: 02380 284411

fells-gulliver.com

Location

Bank is a beautiful rural hamlet yet situated only a mile west of the capital of the New Forest Lyndhurst. There is excellent access to the open forest with its wide range of outdoor pursuits. Within Bank can be found the very well regarded public house The Royal Oak. Bank is a fantastic location for those wishing to enjoy the open forest yet still have amenities within striking distance.

Description

This impressive first floor apartment offers excellent accommodation with a wealth of period features and charm, with the grace from a bygone era. A large entrance vestibule sets the tone leading to a spacious hallway where all the principal rooms are accessed. The apartment is flexible and can offer three bedrooms if required, or two reception rooms and two bedrooms, with a kitchen and bathroom. All the rooms are well proportioned, with views over the communal gardens and the Forest. Of particular note is the sitting room with wood burning stove, porthole window and entertaining space within the turret.

Outside there is a large communal garden, the majority of which is lawned with an array of shrubs and trees offering privacy, there is also a single garage.

Annersley House is a superb Country House dating from the mid 1800's and has an interesting history previously being the home of the acclaimed novelist Mary Braddon. The Hamlet of Bank which has a great pub The Royal Oak and is approximately 1 mile from the capital of the New Forest Lyndhurst. We believe this apartment will provide a wonderful permanent home or pied-du-terre.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directional Note

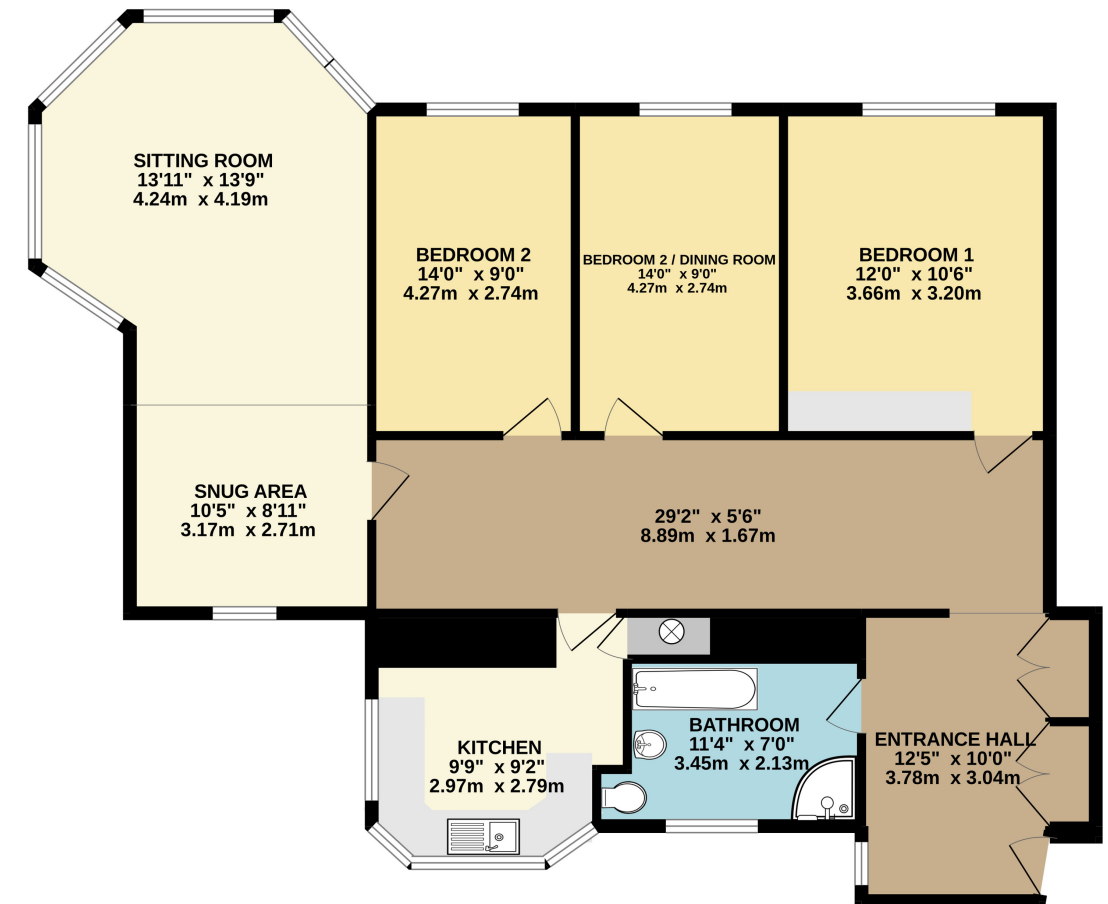
From our office in Lyndhurst proceed down the High street and turn right on the one way system into Gosport Lane, staying in the right hand land proceed around the one way system and enter the left hand lane into Chapel Lane. Continue to the end of Chapel Lane and turn left onto the A35. Continue along the A35, past the Swan public house and the cricket green. After approximately 250m bear off left sign posted Bank and across the cattle grid. Continue right past the public house on your left and Annesley House is the third house on the left and is accessed via a private track.

Viewing

Strictly by prior appointment please.

Fells Gulliver
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GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 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.
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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@fellsulliver.com

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