



Flat 3 Northerwood House *Swan Green, Emery Down, SO43 7DT*

SPENCERS
NEW FOREST





FLAT 3 NORTHERWOOD HOUSE

EMERY DOWN • LYNDHURST

A unique opportunity to purchase a superb two-bedroom lower ground floor mansion house apartment forming part of a beautifully converted Grade II listed country house in the heart of the New Forest.

£375,000



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The Property

Northerwood House is a magnificent 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 Nash 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.

This specific apartment is accessed from the central communal entrance hall with telephone entry system, where a stairwell leads down to the solid wood main entrance door.

The main entrance hall extends both ways, providing access to all the living and bedroom accommodation.

At the far end of the hallway, a door opens into a comfortable sitting/dining room benefitting from a feature fireplace with polished stone surround and hearth and double Sash windows flooding the room with light.

Adjoining the sitting room, is the kitchen/breakfast room which is fitted with a range of modern wall and base units incorporating a breakfast bar, roll top worksurfaces with tiled splash back surrounds and a built-in cooker with AEG gas hob above. Within the kitchen is space and plumbing for an undercounter dishwasher and space for a tall fridge/freezer. The kitchen again enjoys a light and spacious feel courtesy of a large Sash window and further benefits from a slate tiled floor.

The main bedroom is located at the other end of the hallway and offers an excellent size room with double Sash windows, built in wardrobe, en-suite shower room with power force shower and wash basin and a separate WC with wash basin. Both the shower room and separate WC feature slate tiled flooring.



Ground Floor

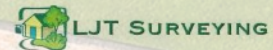
Approx. 97.8 sq. metres (1052.8 sq. feet)



Total area: approx. 97.8 sq. metres (1052.8 sq. feet)

This plan is not to scale and it is for general guidance only. IJT Surveying Ringwood

Garage area: approx. 28.62 sq. meters (306.2 sq. feet)





The Property Continued...

Also set off the hallway is a good size guest bedroom which again features an attractive Sash window, filling the room with light. This bedroom is served by a family bathroom across the hallway comprising a panelled bath with shower over, wash basin, WC, heated towel rail and slate tiled flooring.

A good size airing cupboard and separate utility cupboard complete the layout.

NB. Please note, the property is located at the front of the building on the lower ground floor. The property does not benefit from views of the communal grounds, but enjoys the shared use of them.

Grounds and Gardens

The property is approached via a long private drive flanked by established planting and is set in its own sumptuous, private parkland grounds which are maintained under contract and offer a variety of mature trees, ornamental shrubs, decorative borders and formal lawns that feature a classic parterre garden.

The grounds extend to approximately 6 acres. The property further benefits from a double garage situated in an adjacent block which is accessed off the drive.

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 the apartment will be found directly in front as numbered.





Additional Information

Tenure: Share of Freehold
Term: 250 years from 1st January 2020
Lease term remaining: 245 years
Service charge: £701.00 quarterly
Ground rent: Peppercorn

Energy Performance Rating: Not required as Grade II Listed
Council Tax Band: D

Services: Mains gas, electric, water and drainage

Holiday lets are not permitted.

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