



**Woodhay**

*36 Northerwood Avenue, Lyndhurst, SO43 7DU*

**SPENCERS**  
NEW FOREST









## WOODHAY

36 NORTHERWOOD AVENUE • LYNDHURST

*An extremely rare opportunity to acquire such a beautifully presented detached period residence set on the outskirts of Lyndhurst within moments of the open forest at Swan Green and Emery Down. The property has been meticulously refurbished by the current owners and now offers accommodation extending to approximately 2,300sqft and further benefits from a good size driveway, detached double garage and a delightful garden.*

£995,000



4



3



3









## The Property

Thought to have been built between 1875 – 1895, the property boasts an attractive double fronted façade combining a central brick and timber storm porch with double glazed timber casement windows and detailed brickwork such as window arches and external corncicing under a clay tiled roof. Internally, the living accommodation is both impressive and extremely well-proportioned having been intelligently configured to provide grand living spaces retaining many of the character and charm befitting a property of this era including wooden flooring, feature fireplaces, large windows, high ceilings, picture and dado rails whilst presented in keeping with a modern day lifestyle. The storm porch leads via an impressive front door with coordinating leaded stained glass side lights into the entrance hall with original oak wood flooring and which in turn leads to the principle living spaces and cloakroom.



A dual aspect dining room is set to the front of the property on one side of the hall with French doors leading out to the side terrace, whilst the impressive Library is set on the opposite side benefiting from extensive built in cabinetry housing book shelving.

The Family Room is set to the rear with two large bay windows with aspects over the gardens and French doors leading out onto the rear terrace. All three rooms are dual aspect and have feature fireplaces, two of which are fully functional.

The Kitchen/Breakfast room is set via a step down at the end of the hallway and offers an extensive range of handmade painted wooden “in-frame” units and central island with coordinating granite worksurfaces and upstands. A double Belfast sink is inset into the worksurfaces and integrated appliances included a large 5 burner Mercury Range Cooker with two ovens and grill, a separate microwave, an American style fridge freezer and dishwasher. Large sealed flagstone flooring is a particular feature of the room along with dual aspect windows and French doors, again leading out to side terrace.





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*A beautifully presented detached period residence which has been meticulously refurbished by the current owners*

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### The Property Continued...

A useful well-appointed Boot Room providing storage for shoes and coats is set off the kitchen which in turn leads to a fitted utility room and access out to the rear garden.

To the first floor, a generous galleried landing provides access to the principle bedroom which is set to the rear of the property overlooking the garden and adjoins a modern en-suite shower room. There are three further bedrooms to this level all providing extensive built in storage. At the end of the landing there is a well-appointed dressing room with quality cabinetry and coordinating dressing table which leads into its own private en-suite shower room fitted to a high specification with brass effect fittings, recessed lighting and luxury tiling. Originally a fifth bedroom, the dressing room currently is used as a 'his and hers' shower room/dressing room to the principle bedroom.

A spacious family bathroom features a large double ended inset bath and coordinating white suite, whilst a large storage cupboard and airing cupboard are set off the landing, which completes the first floor accommodation.







## Grounds & Gardens

The property is set off Northerwood Avenue at the end of a private cul-de-sac where a shared graveled driveway provides access to the property and a further block paved drive is set to the side providing for off road parking for several vehicles and giving access to the double garage and rear garden.

A central pathway leads through the front garden to an attractive covered storm porch set over the main entrance.

An attractive rear garden wraps round the property, mainly laid to lawn with a combination of attractive specimen tree and established borders. There are paved terraces to both the rear and side of the property providing for outside seating and entertaining areas, both easily accessed from the property. A rear porch is set over the back door giving access into the Boot Room. The garden benefits from both security and ornamental lighting.

## 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. Turn left onto Bournemouth Road/A35 and then right by the Swan pub towards Emery Down. Take the first right into Northerwood Avenue and the property can be found after a short distance by turning down a private road on the right. Woodhay is set on the left hand side at the end of the lane.

## Additional Information

Mains gas, electric, water and drainage

Tenure: Freehold

Energy Performance Rating: D Current: 60 Potential: 72

Council Tax Band: F

Flood Risk: No Risk

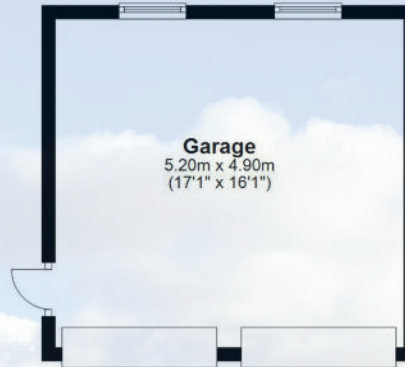
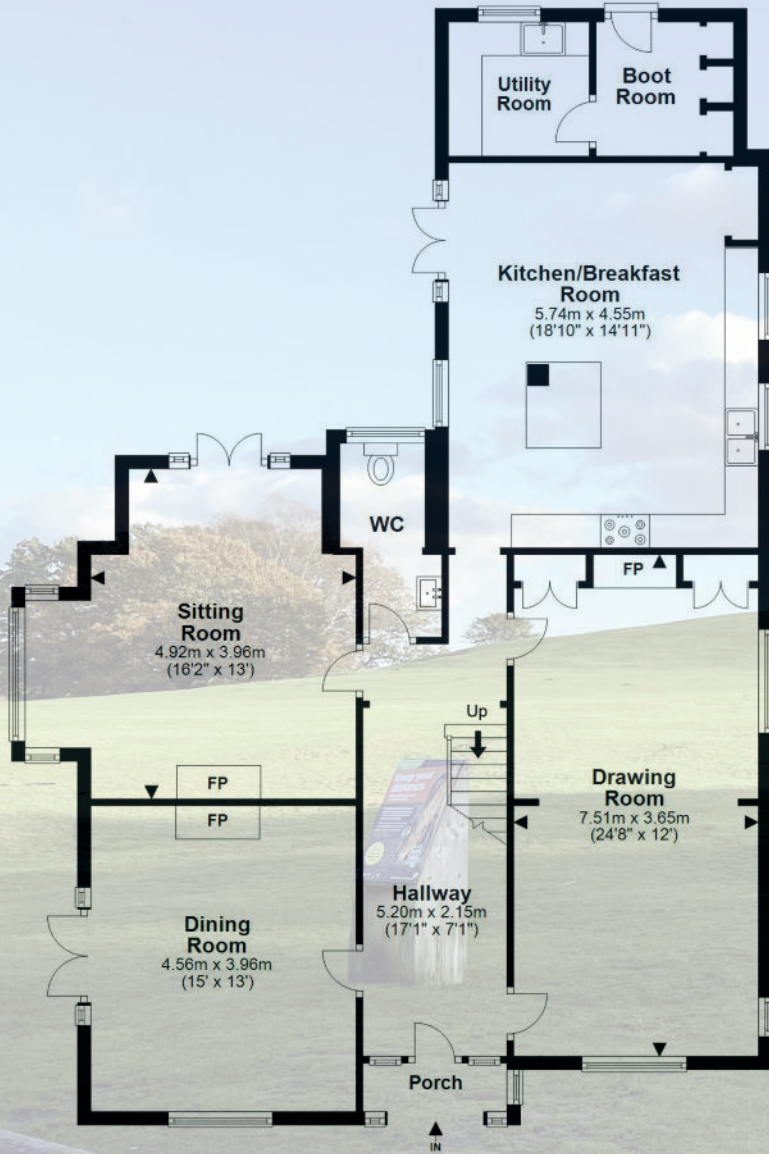
Conservation Area: Yes, Swan Green

Superfast broadband with speeds of up to 60 Mbps is available at the property (Ofcom)

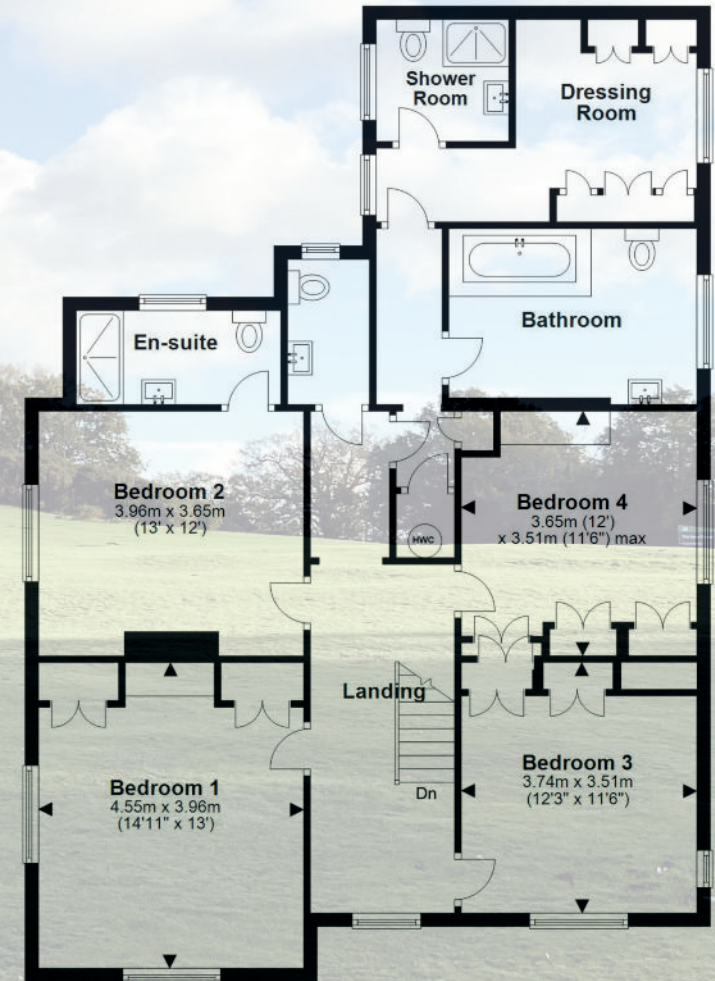


# Floor Plan

Ground Floor



First Floor



## Approx Gross Internal Areas

House: 236.5 sqm / 2546.4 sqft  
Garage: 25.6 sqm / 274.9 sqft

**Total Approx Gross Area:  
262.1 sqm / 2821.3 sqft**





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## The Situation

Northerwood Avenue is situated in the highly 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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