



Walden

Emery Down, Lyndhurst, SO43 7EA

SPENCERS
NEW FOREST





Situated in the sought-after New Forest village of Emery Down, lies this charming, detached family house which occupies an elevated position

The Property

The property is accessed via an enclosed porch which leads to the internal entrance hall which houses the staircase and gives access to the ground floor accommodation.

The sitting room centres upon a delightful feature fireplace and is a naturally light room, benefitting from a beautiful bay window and double aspect views.

The dining room is generous in size, also benefitting from double aspect views and French doors leading out to the terrace area situated to the front of the property.

Situated along the rear of the property is the open plan kitchen/breakfast room. The kitchen offers a range of base, wall and drawer units as well as an integrated dishwasher, electric hob with extractor fan and a conventional single oven with combination microwave oven above. The kitchen opens to the breakfast area which centres upon a brick feature fireplace and leads through to the conservatory, which is flooded with natural light and provides a cosy additional seating area.

Adjoining the kitchen is a good-sized utility room which offers additional storage, sink unit, space and plumbing for a washing machine, an external door leading to the side of the property as well as a door leading to a downstairs shower room.

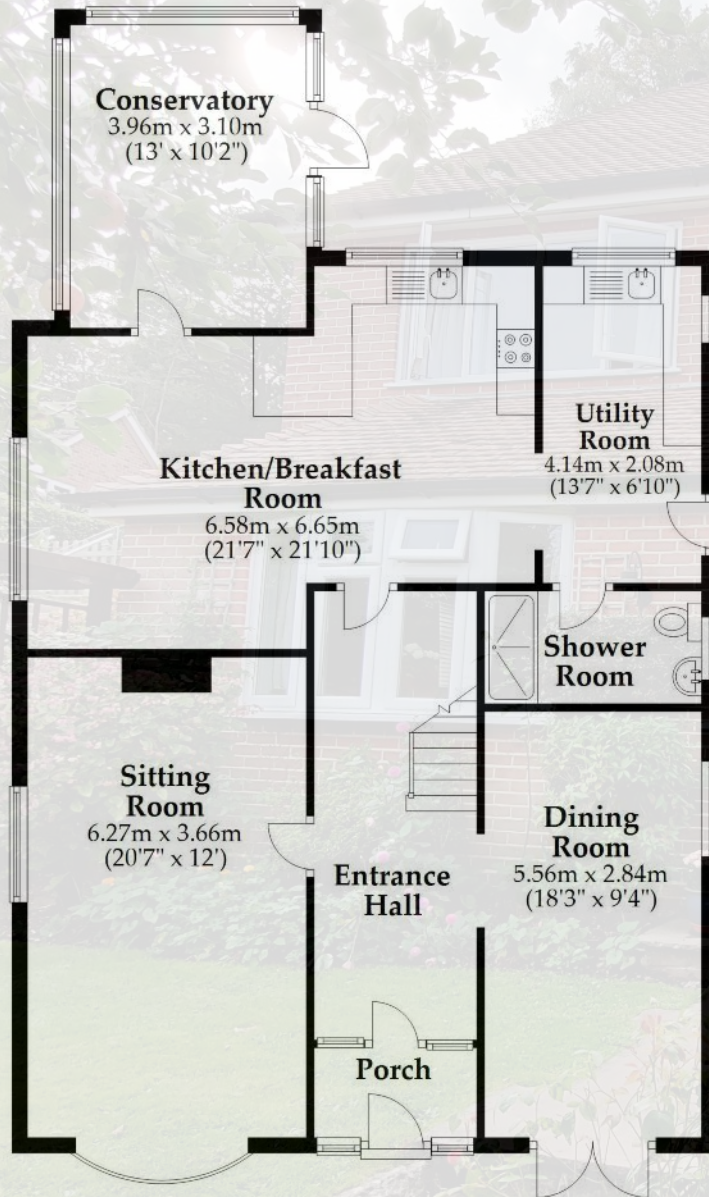
£875,000



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

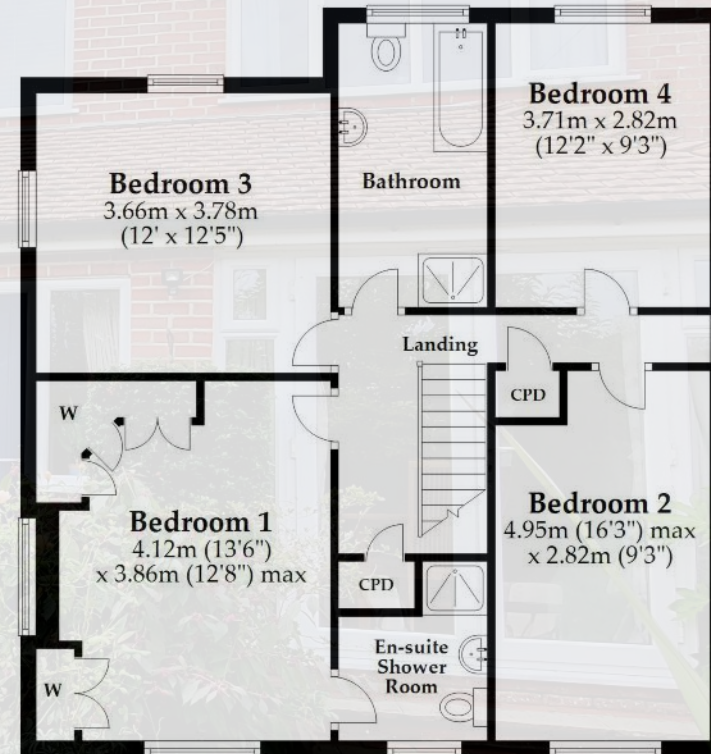
Ground Floor

Approx. 110.1 sq. metres (1184.8 sq. feet)



First Floor

Approx. 78.7 sq. metres (847.4 sq. feet)



Total area: approx. 188.8 sq. metres (2032.2 sq. feet)

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



The property further benefits from private off-road parking and direct forest access to the rear

The Property Continued...

Stairs rise to the first-floor landing which hosts four bedrooms, all benefitting from wonderful views of the surrounding forest and countryside.

The principal bedroom boasts double aspect views, ample built-in wardrobe space and an ensuite shower room.

The additional bedrooms are serviced by the family bathroom which comprises a large walk-in shower cubicle, fitted bath, hand wash basin, and low-level WC.

Grounds & Gardens

The property is bounded by a cattle grid, leading to a gravel driveway which is home to a single garage, enclosed by mature hedge row and post and rail fencing.

Paved steps lead under a trellised archway, giving access to the elevated front garden and terrace, providing the perfect place for al fresco dining. The charming front garden is interspersed with apple trees, beautiful plant beds and mature shrubs.

Steps lead to the elevated rear garden which is mainly laid to artificial grass, with a gravel area to the rear corner which currently houses a greenhouse, shed and plant beds. A picket fence borders the rear boundary, with a gate leading directly out onto the open forest.





The Situation

Walden is situated just half a mile north of the village of Lyndhurst, with its array of individual shops, boutiques and restaurants. For the yachtsman, sailing is well catered for on the Solent with Lymington being only 10 miles away; the historic village of Beaulieu with its Palace House and National Motor Museum is only 7 miles away.

Services

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Directions

From the centre of Burley, proceed east along Chapel Lane and Lyndhurst Road, eventually turning left onto the A35 heading towards Lyndhurst. Just prior to reaching Lyndhurst, turn left at The Swan public house towards Emery Down. Proceed to follow the road for approximately half a mile, passing the New Forest Inn on your left-hand side, proceed along this road for 100 yards. Shortly after, you will reach the property on your left-hand side, denoted by our For Sale board.

Viewing

By prior appointment only with the vendors agents, Spencers of the New Forest.

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 or 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.



The Local Area

Emery Down is one of the New Forest National Park's most sought after villages, with its vibrant community, a village hall, a pub (The New Forest Inn), and church. Lyndhurst is within two miles and is a popular tourist location with many independent shops, art galleries, cafés, restaurants, pubs and hotels.

For those with a keen eye on sailing Lymington is within ten miles with its attractive local architecture and popular marina. Southampton is a vibrant, modern city which has the popular West Quay shopping centre and many attractions.

The surrounding areas of Southampton and Winchester have a wide selection of well respected private schools. Transport links are excellent with east and west access to the M27 and M3 within easy reach. This provides access to London and the south coast. The coastal resort town of Bournemouth is also only a short drive away.

Points Of Interest

New Forest Inn	0.3 Miles
Saint Michael and All Angels Infant School	1.0 Miles
Fox and Hounds	1.1 Miles
The Oak Inn, Bank	1.2 Miles
Lyndhurst Surgery	1.2 Miles
The New Forest Small School	1.7 Miles



For more information or to arrange a viewing please contact us:

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