



The Green House

*Emery Down, Lyndhurst, So43 7DY*

SPENCERS





*A delightful character detached family home brimming with charm, offering four bedrooms, two reception rooms, and a stunning open-plan kitchen–diner with a mezzanine above. A striking floor-to-ceiling window frames views over the rear garden, creating a bright and inviting heart to the home. Perfectly positioned in the picturesque village of Emery Down, the property is just a short stroll from the vibrant village of Lyndhurst.*

## The Property

Entering via the welcoming entrance hall, the staircase rises to the first floor. To the left, the main sitting room enjoys a dual aspect and a feature fireplace, creating a cosy yet spacious feel. To the right, a second reception room also benefits from dual-aspect windows, a handy storage cupboard, and the original fireplace recess. This room leads directly to the impressive kitchen.

A few steps down to the fully fitted kitchen–diner, bathed in natural light from expansive floor-to-ceiling windows and double glass doors opening onto the rear garden. The space comfortably accommodates a dining table and boasts a central island with breakfast bar. A cloakroom is tucked neatly to one side, and above, the mezzanine level provides an ideal spot for a home office or additional seating area.

On the first floor, there are two generously sized bedrooms and a family bathroom, complete with a fitted bath and overhead shower, WC, wash basin, and useful storage. A further staircase rises to the second floor, where two additional well-proportioned bedrooms enjoy dual-aspect views and access to another storage cupboard.

**OIEO £750,000**



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4



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## Additional Information

Energy Performance Rating: D Current: 62 D Potential: 77 C

Council Tax Band: D

Tenure: Freehold

Services: All mains services connected

Heating: Gas central heating

Parking: Private driveway and the property has an electric vehicle charging point

Broadband: Superfast broadband with speeds of 71 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

## Property Video

Point your camera at the QR code below to view our professionally produced video.

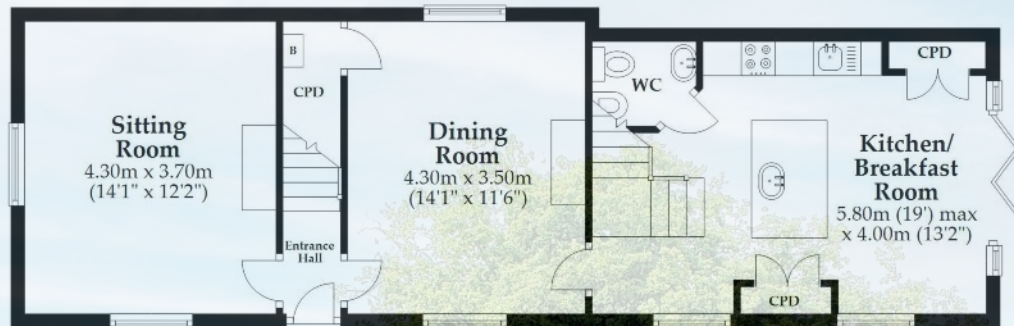




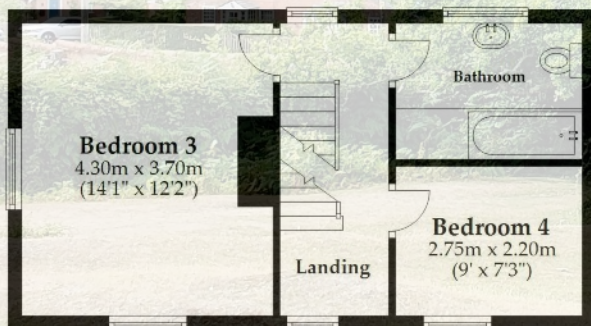
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



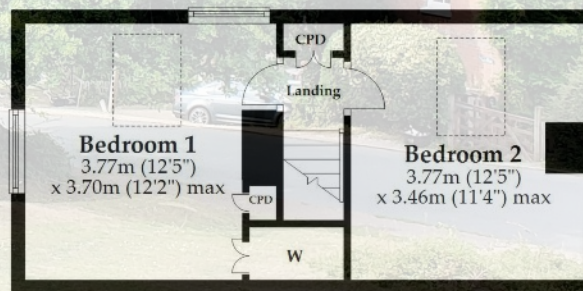
**Ground Floor**  
Approx. 67.1 sq. metres (722.3 sq. feet)



**First Floor**  
Approx. 35.5 sq. metres (381.8 sq. feet)



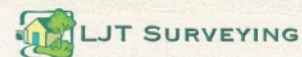
**Second Floor**  
Approx. 31.1 sq. metres (334.8 sq. feet)



## Important Information

Total area: approx. 133.7 sq. metres (1438.9 sq. feet)

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



Spencers Property 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.



## Outside

A timber five-bar gate opens to a shingle driveway, enclosed by a charming picket fence and providing ample parking. A side gate leads to the rear garden, where a decked terrace adjoins the house, perfect for al fresco dining. Beyond, the level lawn is bordered by mature hedgerows and planting, ensuring privacy and a sense of tranquillity. At the far end of the garden, a useful storage shed completes the outdoor space.

## 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 0.3 of a mile and the property will be found on the right hand side, just after the turning for Sliver Street.



## The Situation

Emery Down is one of the New Forest National Park's most sought after hamlets, with its vibrant community, a village hall, a pub (The New Forest Inn), and church. Lyndhurst is one mile away and is the largest village within the New Forest. It 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. Communications 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.



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

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