



**Flat 1 Annesley House** *Bank, SO43 7FD*

**SPENCERS**  
NEW FOREST









# FLAT 1 ANNESLEY HOUSE

BANK • LYNDHURST

*A charming two bedroom ground floor apartment within an imposing country house built in the 1880s by Mary Braddon, a Victorian novelist, sympathetically converted into 10 apartments in the 1970s.*

*It is set in approximately one acre of landscaped grounds, which are maintained by a gardener with extensive areas of lawns and many fine specimen flowering plants, shrubs and trees, including well established yew topiary and hedging.  
Available with no onward chain.*

£465,000



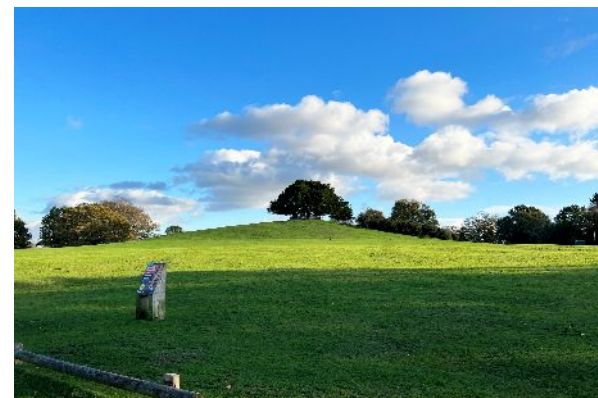
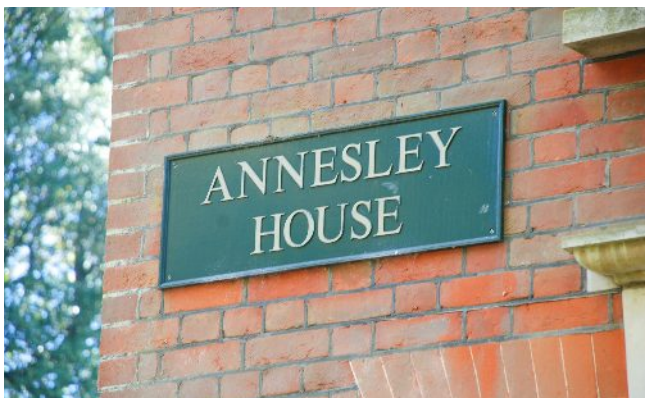
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2



1





## The Property

Once the old billiard room, this light and sunny ground floor apartment offers well laid out accommodation of more than 1200 sq ft, with a stunning drawing room benefiting from high ceilings and a log burning fireplace. The large and ornate windows are a real feature of this apartment. The majority of the rooms overlook the south-west facing gardens at the rear of the apartment. The apartment is located at the east side of the house, and has access from the communal hallway, and also from the garden into the drawing room via French doors.

The accommodation comprises an entrance hallway leading to both double bedrooms with the principal bedroom offering built in wardrobes and large windows allowing for an abundance of natural light. A generously sized newly fitted three-piece bathroom also sits at the main entrance of the hallway.

Walking through to the end of the hallway you are met with both the large kitchen/dining room and stunning drawing room. The kitchen offers a host of both low lying and eye level wall units giving you ample storage, inbuilt appliances with a coordinating stretch of work surfaces that lead into a peninsular breakfast bar. An area at the end of the kitchen gives you that extra space ideally for a dining area, with a lovely bay window with seating area.

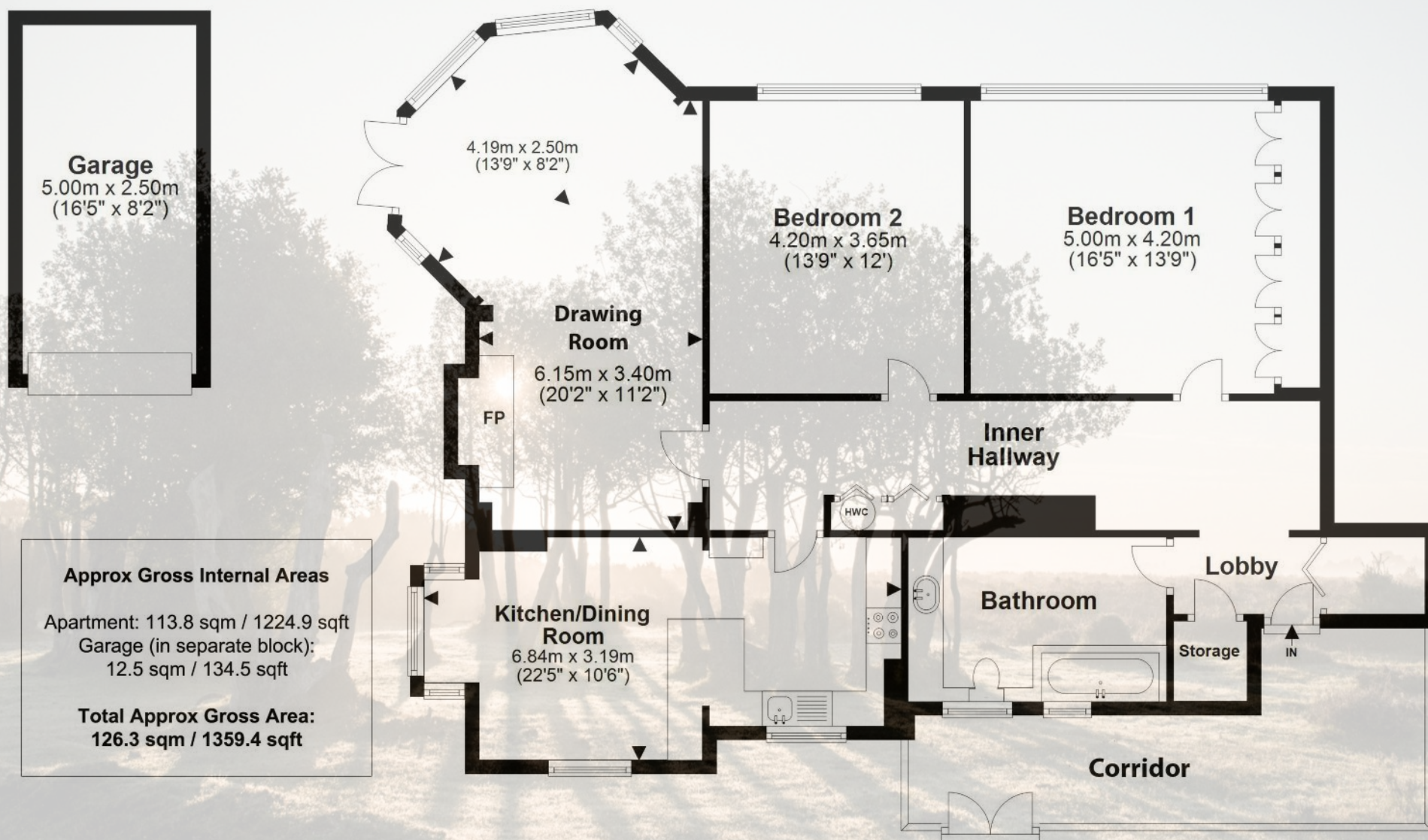
The drawing room, which sits peacefully at the back of the building, enjoys lovely views over the garden and doors onto a patio area. The high ceilings, log burner and bay windows give this room the idyllic feel of peace and tranquillity and offers a host of original features.

## Grounds and Gardens

The house is approached from a quiet no through forest road and gravel driveway. The property benefits from a private secure garage with an up and over door which is accessed to the east of the house from a gravelled area. Communal grounds and gardens encompass the property with a patio area leading directly from the sitting room doors. The communal gardens are mostly laid to lawn with a variety of areas offering plants and shrubs and bordered with trees. The property benefits from a single garage set within a block to the side.



# Floor Plan







## Situation

Annesley House is located in the idyllic and highly sought after hamlet of Bank which has direct forest access, a popular local pub and a friendly community. Bank is 1.5 miles south west of the village of Lyndhurst, the renowned as the capital of the New Forest. Situated on the open forest, the hamlet boasts a number of attractive dwellings, both large and small, many affording fine open views over the surrounding farmland and forest. The highly regarded Oak Inn pub is a short walk away. The nearby village of Brockenhurst (approximately 5 miles south) has a mainline rail connection to London Waterloo (journey time approximately 90 minutes).

The Georgian market town of Lymington, known for its Saturday Charter Market, river, marinas and yacht clubs, is situated approximately 8 miles due south. Junction 1 of the M27 is approximately 4 miles north providing access across the forest to serve Bournemouth, Southampton and the M3.







## Additional Information

Tenure: Share of Freehold

Term: 999 years from 10<sup>th</sup> November 2004

Lease Term Remaining: 978 years

Service Charge: £1,049 quarterly which includes buildings insurance, garden maintenance, cleaning of communal areas and window cleaning.

Energy Performance Rating: E Current: 53 Potential: 74

Council Tax Band: D

Services: Mains electricity and water

Heating: Electric

Conservation Area: Bank

Property Construction: Standard Construction

Flood Risk: Very Low

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Holiday lets are not permitted.

## Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After 3.5 miles bear left at Goose Green T junction following the road signposted to Bournemouth/A35. Take the first turning on the left hand side down Pinkney Lane and continue for approximately one mile, then by the Oak Inn turn left and Annesley House can be seen on your left after a short distance.

## Important Notice

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 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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