



**5 Canterton Manor, Brook, Lyndhurst, Hampshire
SO43 7HE**

£499,950

A substantial first floor apartment, extending to 1164 square feet, in a historic New Forest mansion. The property offers well proportioned accommodation comprising two bedrooms, two bathrooms, a lovely sitting room and living / kitchen breakfast room. Canterton Manor sits in communal gardens of 3.5 acres and adjoins the open Forest.

Tel: 02380 284411

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5 Canterton Manor

Location

Brook is one of the most attractive New Forest villages lying just south of Bramshaw and providing an excellent range of facilities including a village hall, village shop, two country public houses, church, hotel, restaurants, garage and the renowned Bramshaw Golf Club which claims to be the oldest course in Hampshire. The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. For those with interests in yachting, Hamble, Lymington and Poole are all within easy driving distance. The cathedral city of Salisbury is situated approximately 14 miles to the North.

Canterton Manor

Canterton Manor comprises six spacious individual apartments converted from a historic building dating from 1888. The Manor is approached over a private 1/3 of a mile driveway and is nestled in 3.5 acres of gardens which adjoin the Forest. The parish of Bramshaw benefits from two well regarded Pubs with restaurants and two golf courses.

Description

Canterton Manor is situated in the desirable village of Bramshaw and is approached over a third of a mile long driveway and occupies a very private and peaceful position within one of the New Forest's most desirable villages. This specific apartment hosts a wealth of period features and charm including high ceilings, sash windows and working fireplaces. The apartment underwent a sympathetic scheme of renovation some years ago and now offers a very stylish home which will undoubtedly attract a myriad of buyers. This apartment has a single garage within a block.

Transport Links

The M27 at Cadnam is approximately 1 mile distant. Mainline rail links at Southampton Parkway to London Waterloo and Southampton Airport are both approximately a 15 minute journey via car. Bournemouth Airport is approximately a 25 minute drive.

Additional Information

- Tenure: Leasehold
- Sellers position: No forward chain
- Council: New Forest District Council
- Council Tax Band: D
- Energy Performance Rating: Available upon request

Agent's Note

Please note, the apartment has a long lease and a maintenance charge of £2700 per annum. The mansion block had a new roof approximately 6 years ago and the remainder of a 10 year guarantee. No holiday lets or pets are allowed under the lease.

(EPC) EEC Only

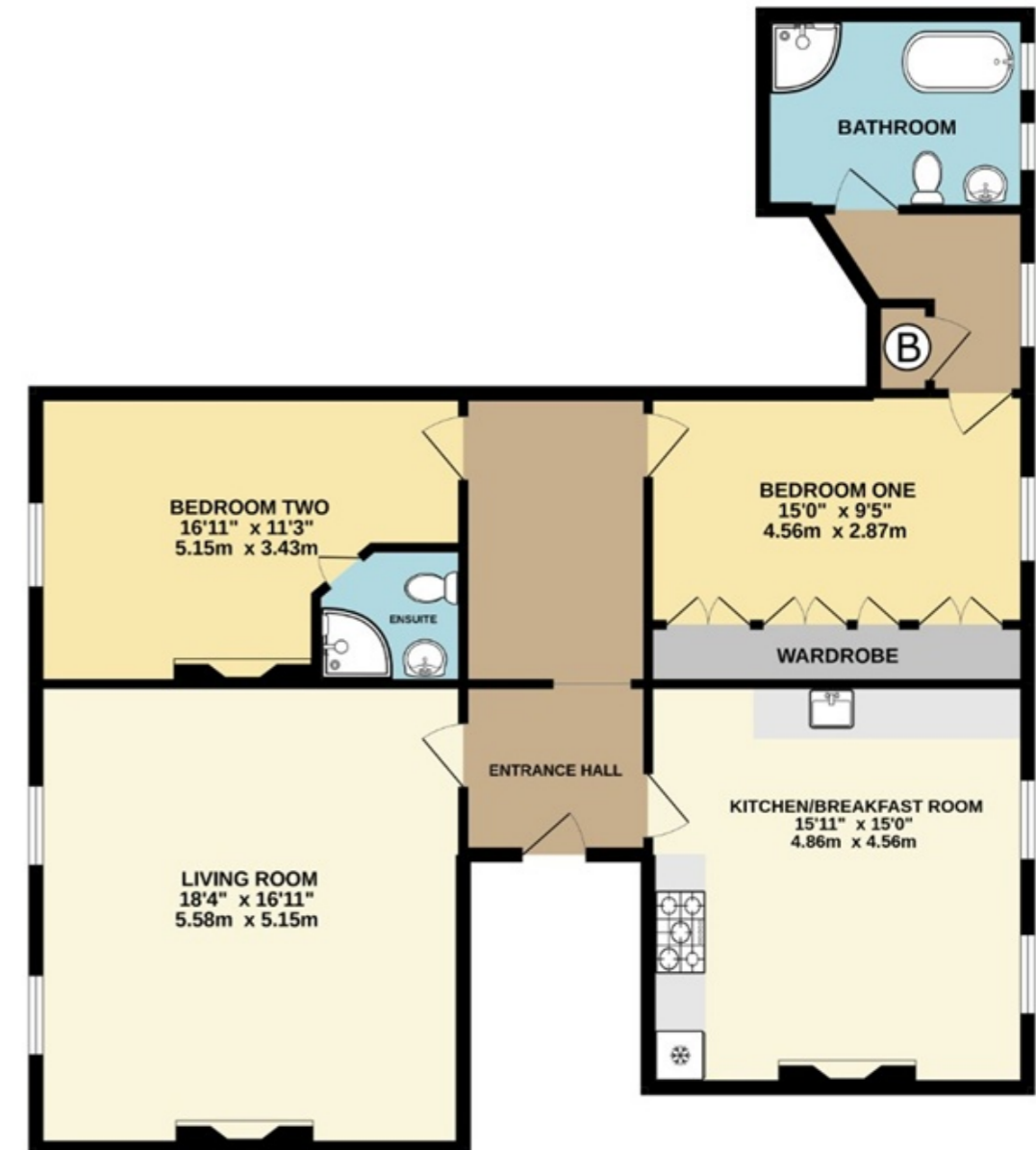
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | 61 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Directional Note

Viewing

Strictly by prior appointment please.

GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Note

For clarification we wish to inform prospective purchasers that these particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form any part of a contract. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there is a particular point which is of importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

Photographs

Photographs are reproduced for information only and do not infer that any items shown are included within the sale.

Special Note

If you would like a valuation on your property, please telephone our Lyndhurst office on 02380 284411 or email lyndhurst@fells-gulliver.com

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