



East Penthouse

Northerwood House, Emery Down, SO43 7DT

SPENCERS
NEW FOREST





EAST PENTHOUSE

NORTHERWOOD HOUSE • LYNDHURST

A rare opportunity to purchase a unique and beautifully presented two bedroom penthouse apartment offering the ultimate London penthouse lifestyle, in the heart of the New Forest.

This beautifully appointed home, with lift access, benefits from some of the finest, far reaching views over the New Forest, the Solent and the Isle of Wight and has the added benefit of a private roof terrace.

Principal Accommodation

Reception Hall • Sitting/Dining Room • Kitchen
Principal Bedroom with En-suite Shower Room • Bedroom Two
• Bathroom

Gardens and Grounds

Seven Acres of Communal Parkland Gardens and Grounds
• Roof Terrace • Double Garage

£539,000





The Property

Northerwood House is a magnificent, Grade II listed, Georgian mansion house set at the end of a long private driveway on the edge of the village of Lyndhurst. The property is attributed to Nash the architect and was formally the home of the Forestry Commissions Training College before being skilfully converted to provide a unique development of just seventeen luxury apartments in an elevated and secluded location.

The apartment can be accessed via either a lift from the ground floor or flight of stairs up to the second floor. The entrance opens into a large hallway, providing access to the living and bedroom accommodation and out to the roof terrace at the far end and provides extensive coat storage cupboards and a large airing cupboard.

A generous reception room is worthy of a large country home offering split level seating and dining areas benefitting from large fully opening velux windows offering far reaching views across the forest to the coastline and providing a fantastic space for everyday living.

The kitchen is fitted with an extensive range of modern units and built-in appliances with elevated views across the front aspect. Adjoining this room is a large airing cupboard which could be knocked through and opened into the kitchen room if desired, to create one large open plan space (subject to the necessary planning consents being granted).

There are two bedrooms within the apartment, with the principal bedroom benefiting again from open far reaching views across the forest with a beautifully appointed en-suite shower room set off the room.

Bedroom two is a good size double bedroom with built in wardrobes and aspects across the front. The family bathroom comprises a his and hers sink unit, WC and a large walk in shower cubical.



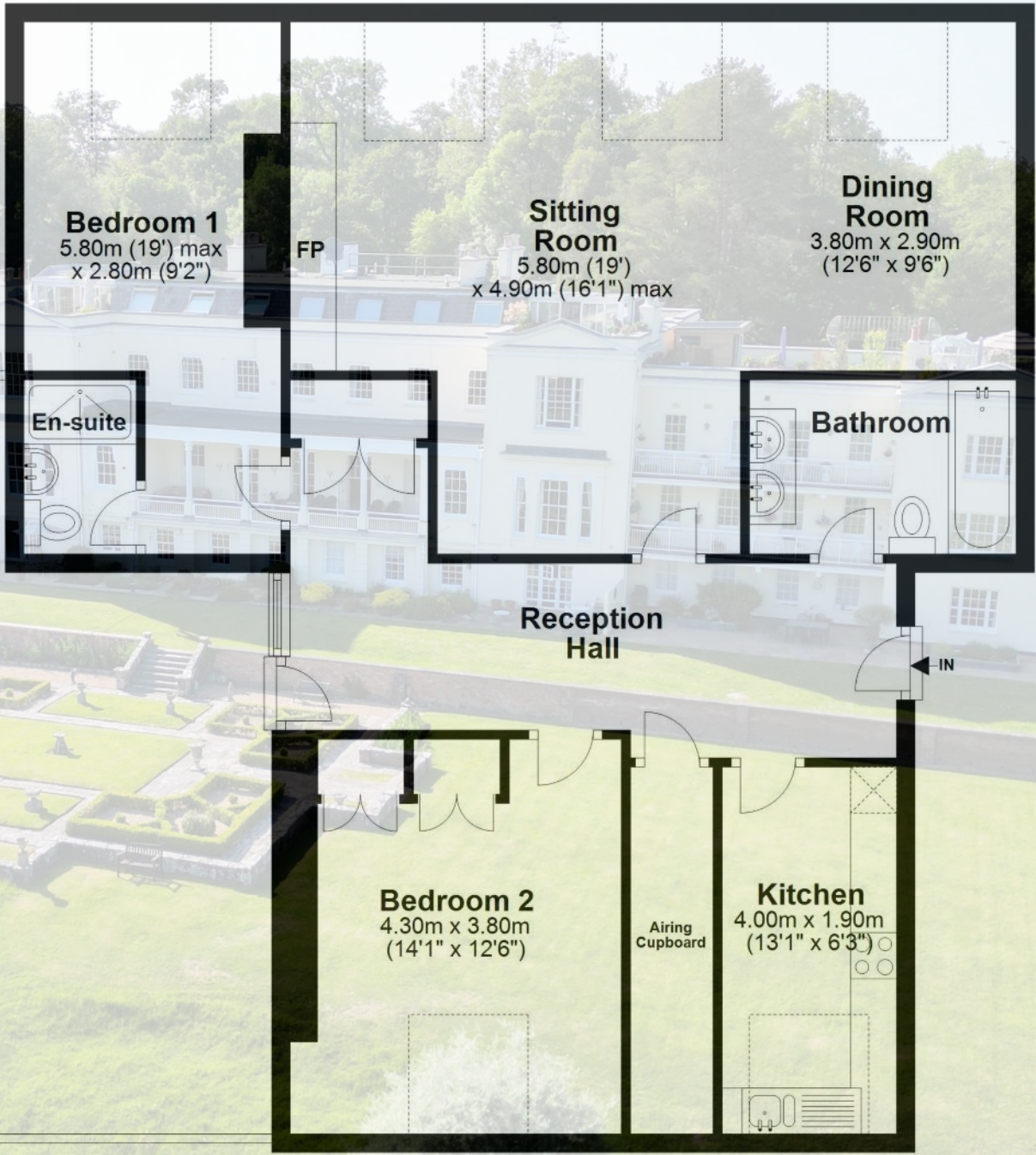




Floor Plan



**Total Approx Gross Area:
95.7 sqm / 1030.0 sqft**



Roof Terrace

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.





The property benefits from a magnificent and extensive roof terrace, enjoying a delightful southerly aspect and elevated views across the forest to the Isle of Wight.

Grounds & Gardens

The property is approached via a long private drive flanked by established planting and is set in its own sumptuous, private parkland grounds which are maintained under contract and offer a variety of mature trees, ornamental shrubs, decorative borders and formal lawns that feature a classic parterre garden.

This beautiful apartment offers an impressive, private roof terrace with separate access via a back communal staircase leading down to the ground floor. The terrace offers a wonderful recreational space with stunning panoramic views across the front of North-erwood House.

The property further benefits from a double garage situated in an adjacent block which is accessed off the principal drive.

In total, the beautiful gardens and grounds attributed to Notherwood House extend to approximately seven acres.

Services

Services: Mains gas, electric and water. Private drainage.

Tenure: Share of Freehold

Term: Underlying lease of 250 years from January 2020

Maintenance charges: To be confirmed

Internet - Superfast Broadband with speeds of up to 46 Mbps is available at the property (source: Ofcom)





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 before turning left onto the A35, Bournemouth Road. After approximately 200 metres, turn right by Swan Green. Cross over the cattle grid and on reaching the crest of the hill turn right over a cattle grid to Northerwood House. Proceed down the tarmac drive to the house and the entrance to the apartment will be found directly in front as numbered.

The Situation

Northerwood House is situated in highly the 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.

History

Northerwood House is a quintessential large Georgian Mansion which has been steeped in history. It was visited in 1789 by King George III and his 3 princesses, with its visit recorded in the London Chronicle. The House still retains the original newspaper article in its archive today.

The property has also been the home to the Bowes-Lyon family (Queen Mother) and has been previously owned by Lord Londesborough and Sir Philip Jennings Clerke.



Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries. Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom. There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa. Property is equally varied, from traditional terraced cottages to large country houses. Lyndhurst also appeals to commuters as there are links to major road networks at Ashurst and Cadnam as well as mainline stations at Ashurst and Brockenhurst.



Towering over the skyline is the pre-Raphaelite church of St Michael and All Angels where the grave of former Lyndhurst resident Alice Liddell, Lewis Carroll's inspiration for Alice in Wonderland, can be found.

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 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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