



Flat 5 Annesley House

Bank, Lyndhurst, SO43 7FD

SPENCERS
NEW FOREST





FLAT 5 ANNESLEY HOUSE

BANK • LYNDHURST

A charming two bedroom 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.

£375,000



2/3



2



1





The Property

This light and sunny first floor apartment offers well laid out accommodation of more than 1200 sq ft, with a stunning sitting room benefiting from high ceilings and a log burner. The majority of the rooms overlook the south-west facing gardens at rear of the apartment. The apartment is located at the east end of the house, and has access from the communal hallway and the stairs to the first floor.

The accommodation comprises an entrance lobby, streaming with light from the hall window, providing floor to ceiling cupboard storage spanning the width of the hall, a generous bathroom with four piece suite and vanity unit is set off the lobby.

The entrance lobby flows through to a main hallway as an artery to the two bedrooms and reception rooms. Both bedrooms are of double proportions, the principal bedroom benefiting fitted wardrobes and with elevated views to the side of the gardens through large windows which also allow for an abundance of natural light.

Also set off the hallway is a dining room with hard wooden floors and views over the stunning gardens which could be used as a third bedroom if required.

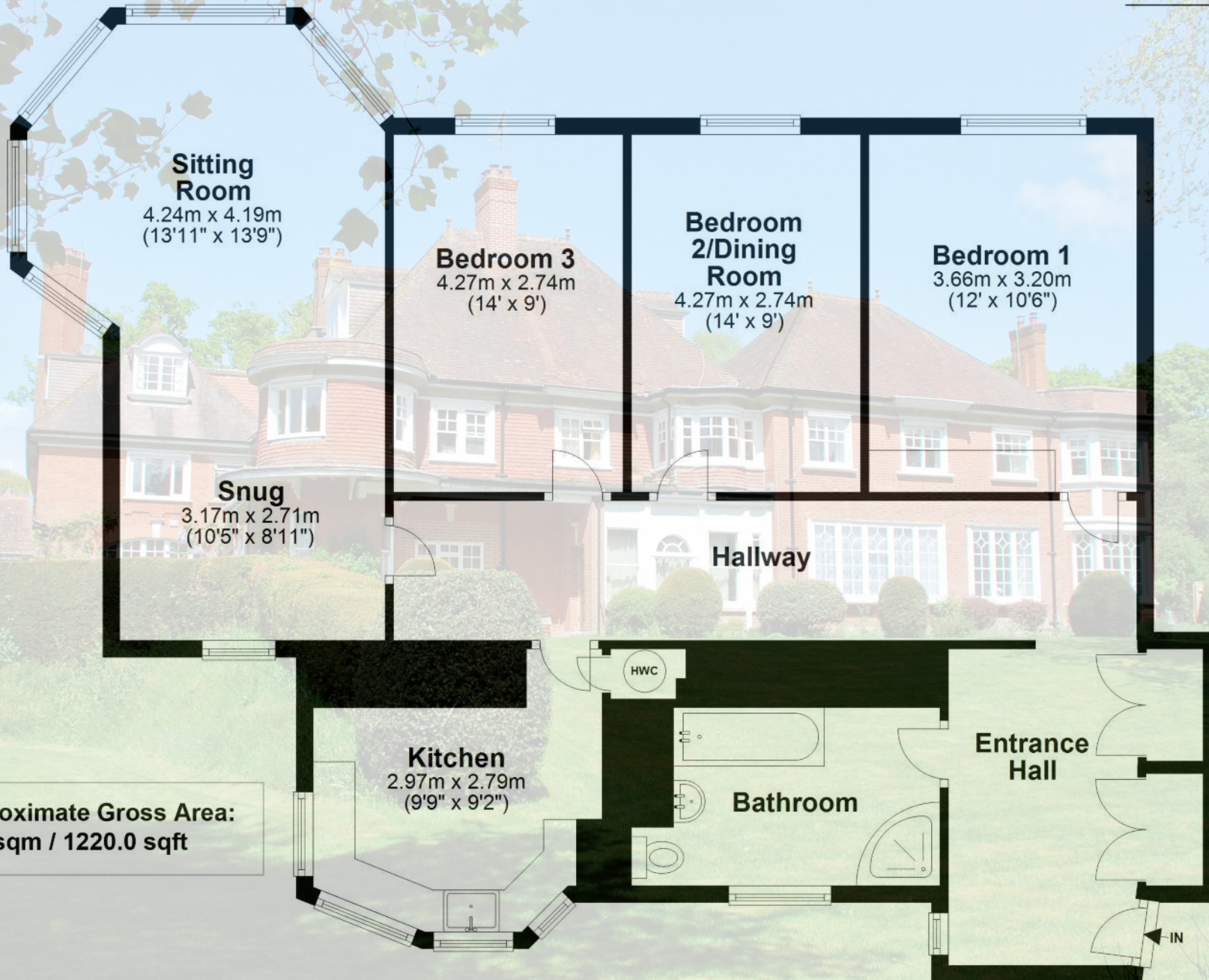
Sitting across the hallway is the kitchen with feature corner windows and providing kitchen storage with work surfaces over, space for washing machine, dishwasher and free standing cooker.

A generous sitting room, sits at the end of the hall, enjoying lovely views over the garden and beautiful high ceilings, log burner and bay window give this room a feeling of peace and tranquillity and offers a host of original features.



Ground Floor

Floor Plan



Sitting Room
4.24m x 4.19m
(13'11" x 13'9")

Bedroom 3
4.27m x 2.74m
(14' x 9')

Bedroom 2/Dining Room
4.27m x 2.74m
(14' x 9')

Bedroom 1
3.66m x 3.20m
(12' x 10'6")

Snug
3.17m x 2.71m
(10'5" x 8'11")

Hallway

Kitchen
2.97m x 2.79m
(9'9" x 9'2")

Bathroom

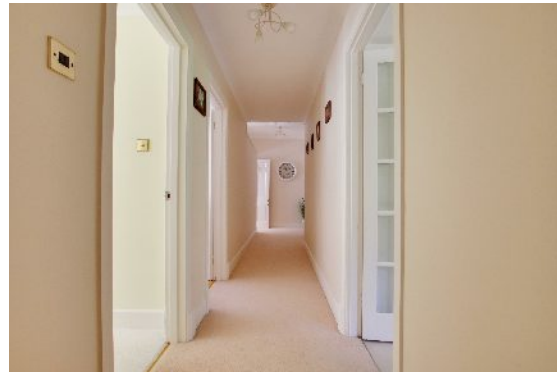
Entrance Hall

HWC

IN

**Total Approximate Gross Area:
113.4 sqm / 1220.0 sqft**

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



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 in a block with an up and over door, which is accessed to the east of the house from a gravelled area.

A real feature of the property is the communal grounds and gardens which are mostly laid to lawn with a variety of areas offering plants and shrubs and bordered with trees.

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.

Services

Mains water and electricity

Tenure: Share of Freehold

Maintenance charge: £3,991.32 per annum

Energy Performance Rating: D Current: 65 Potential: 78

Council Tax Band: D



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.



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 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com