



Woodside

Emery Down, Lyndhurst, SO43 7EA

SPENCERS
NEW FOREST





WOODSIDE

EMERY DOWN • LYNDHURST • NEW FOREST

Presenting Woodside, a beautiful Victorian family home dating back to 1894. Situated in the sought-after New Forest hamlet of Emery Down, the property enjoys direct forest access and breath-taking views. Woodside has undergone significant refurbishment by the current owners to create a light, modern and flexible living space comprising seven bedrooms, three bathrooms and three reception rooms totalling circa 3,000 square feet. Woodside offers a wonderful opportunity to enjoy country living, coupled with the luxuries of modern life.

Guide Price £1,500,000

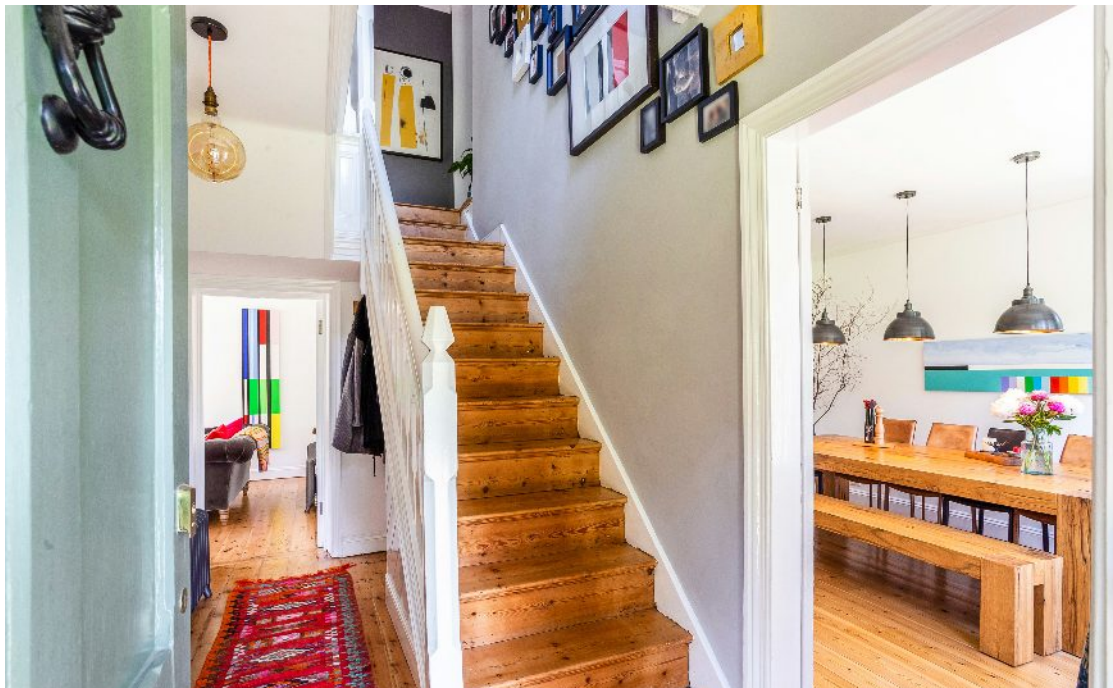


The Property

Woodside is a highly desirable detached Victorian seven bedroom family home dating back to 1894. Its aspect is South Easterly which means it enjoys sun and light from sunrise to sunset. Many of the rooms are double aspect and have uninterrupted stunning views of the forest and the animals that inhabit it. The current owners have significantly enhanced the property during their ownerships resulting in a fabulous living environment restoring character and creating flexible living and working spaces over three floors.

The original floorboards have been restored throughout and wooden shutters and new cast iron radiators fitted on the ground and first floors. The large modern kitchen comes with a comprehensive range of gloss floor and wall mounted units comprising cupboard and drawer sections and a range of Bosch integrated appliances including induction hob and extractor, integrated dishwasher, fridge freezer, oven and microwave. A door from the kitchen leads to a large newly fitted wetroom and WC with the other door leading to the garage. The kitchen is open to the spacious dining room with views over the front garden. The large original sash windows and high ceilings throughout the house create a great feeling of space and light. The spacious double aspect sitting room enjoys a central fireplace housing a large log burner and full height French doors which open onto the gardens with stunning views of the forest green facing the house. This beautifully light room has a really contemporary feel and provides a fabulous living space.

On the first floor there are three large double bedrooms, two with double aspect beautiful views including a principal bedroom with newly fitted en suite shower room. The remaining two bedrooms on this floor are serviced by the family bathroom which enjoys stunning views over neighbouring fields. On the top floor are three double bedrooms and a single bedroom offering flexibly live/work spaces. Two rooms are currently used as a studio/office. Again all enjoy stunning elevated views of the forest.





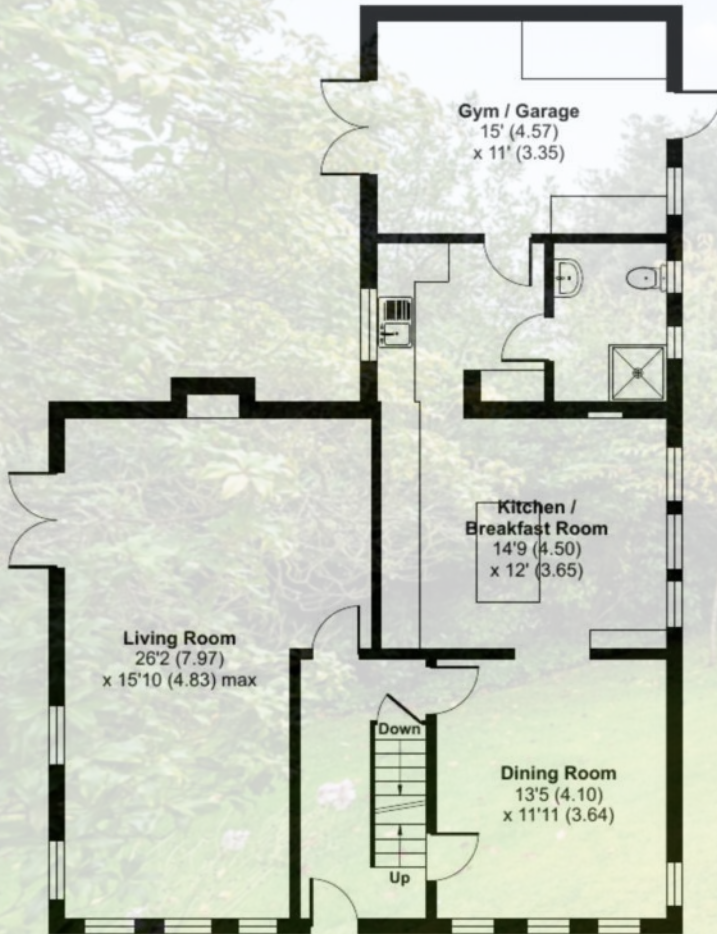
Woodside, Emery Down, Lyndhurst, SO43

Approximate Area = 2739 sq ft / 254.4 sq m

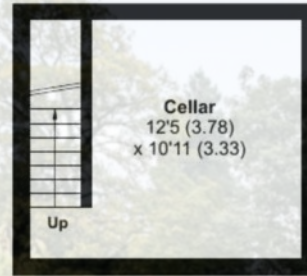
Outbuildings = 228 sq ft / 21.2 sq m

Total = 2967 sq ft / 275.6 sq m

For identification only - Not to scale



GROUND FLOOR



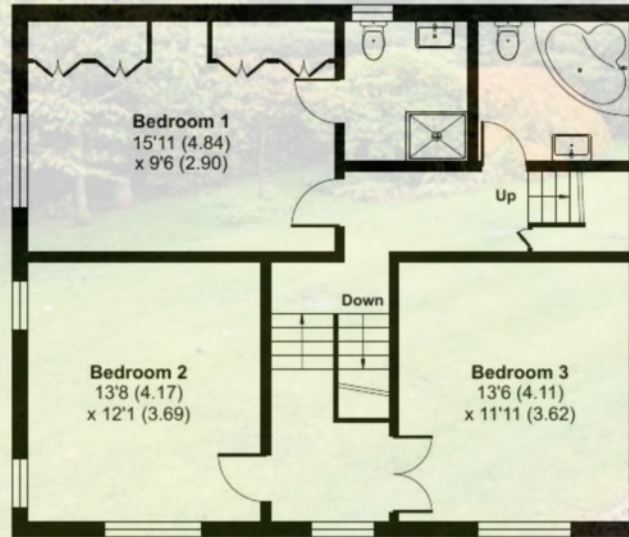
LOWER
GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2



FIRST FLOOR



SECOND FLOOR











Grounds & Gardens

The property is approached from the forest track through either a small gateway leading to the front porch or through the five bar gate which opens onto a large gravel drive which provides parking for numerous vehicles as well as access to the garage through to the back door of the house. The property sits centrally within its grounds with a beautifully maintained garden containing many mature shrubs and plants. The lawn areas provide space for recreation and entertaining. The boundaries are defined by mature hedgerows offering a good degree of privacy without impeding the stunning views of the New Forest.

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.



Services

Energy Performance Rating: E Current: 42 E Potential: 73 C

Council Tax Band: F

Tenure: Freehold

Services: Mains electricity, gas, water and drainage

Heating: Gas central heating

Property Type: Detached

Parking: Private driveway

Property construction: Brick elevations

Broadband: Broadband speeds up to 25 Mbps available at the property

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



Directions

From the A31 continue towards Emery Down going past the road signs you will see a forest track on your right hand side and Woodside is the the first property to the right.

From Lyndhurst turn right at Swan Green towards Emery Down. Continue past the New Forest Inn and the property will be found after a few hundred yards on the left hand side.

The Local Area

It feels a privilege to live in the New Forest. This is a stunning, semi-wild landscape of more than 220 square miles of heathland and woodland where deer, ponies, donkeys and cattle wander freely. It is scattered with picture postcard perfect villages vibrant market towns and hidden hamlets. The variety of properties ranges from old hunting lodges and thatched cottages to equestrian estates and contemporary coastal homes with sea views. In terms of lifestyle, the New Forest provides a natural playground for walkers, runners, cyclists, riders and watersports enthusiasts. It has miles of footpaths, cycle routes and bridleways, and its coastline includes Lymington, the sailing 'capital' of the UK with marinas and sailing clubs.

Agents Note :

Please note that the radiators have recently been changed by the vendors from gunmetal cast iron to new white cast iron.

Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.

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 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.



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

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