



Flat 7 Notherwood House

Emery Down, SO43 7DT

SPENCERS
NEW FOREST





FLAT 7 NORTHERWOOD HOUSE

EMERY DOWN • LYNDHURST

An elegant two-bedroom ground floor apartment forming part of Northerwood House, a magnificent, Grade II listed, Georgian mansion converted to seventeen luxury apartments all set within parkland style grounds extending to approximately six acres in an elevated and secluded location in the heart of the New Forest.

The apartment has a southerly aspect with views across the forest to the Isle of Wight.

£550,000





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The property is set in stunning communal grounds extending to approximately six acres and enjoys a delightful southerly aspect with elevated views across the forest to the Isle of Wight
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The Property

The apartment has impressively high ceilings throughout and the spacious entrance hallway with secure entry system is a welcoming reception area.

The large living room has retained the original fireplace and has double sash windows with spectacular far-reaching elevated views across the sumptuous grounds, Lyndhurst and miles of forest to the Isle of Wight in the distance. The size of the room allows ample space for dining furniture.

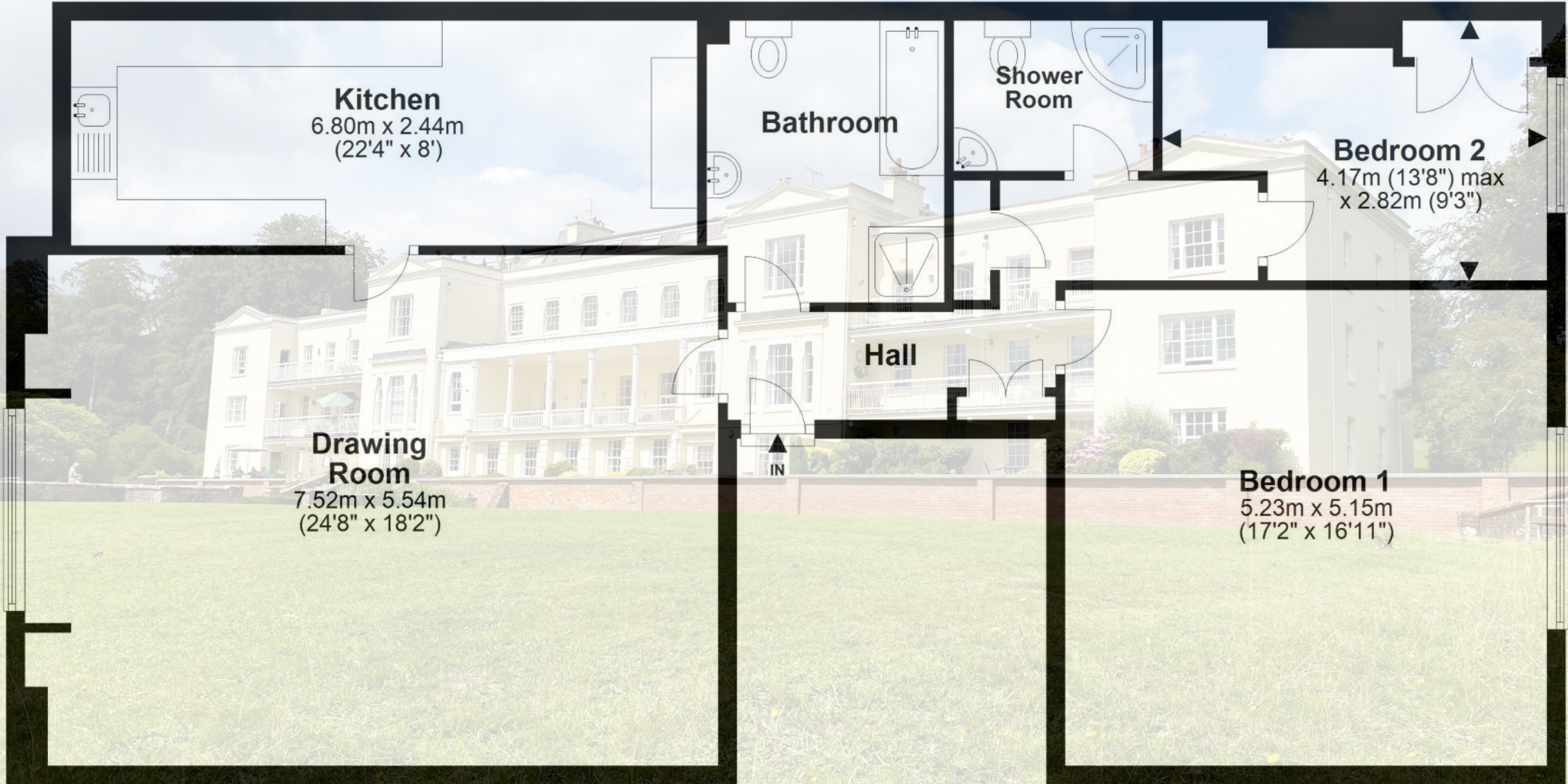
The delightful kitchen/breakfast room has excellent storage cupboards with wall and base units and a range of integrated appliances and ample room for a breakfast area.

There are two well proportioned bedrooms with built in wardrobes both served by a family bathroom or the separate shower/wet room.

The property further benefits from having a recently constructed double garage in a separate block to the property.

Floor Plan

Approx Gross Internal Area:
118.3 sqm / 1274.0 sqft





Grounds and 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. 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 Northerwood House extend to approximately six acres and allow any buyer to enjoy without the need to maintain gardens unless they wish to get involved with the gardening team.

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.

Services

Tenure: Share of freehold with underlying lease of 250 years as of 2020

Maintenance charge: £872.00 quarterly

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

Council Tax Band: D

Grade II Listed





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.

Points of Interest

New Forest Golf Club	2.0 miles
Limewood	2.6 miles
Ashurst New Forest Train Station	3.6 miles
Cadnam/A31	4.6 miles
Careys Manor	4.6 miles
Brockenhurst College	4.7 miles
Brockenhurst Train Station	5.0 miles
The Pig	5.3 miles
Brokenhurst Manor Golf Club	6.0 miles

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:

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