



Apartment 15, Northerwood House, Emery Down, SO43 7DT

Winkworth



RARE OPPORTUNITY TO PURCHASE A LUXURY THREE BEDROOM APARTMENT WITH ROOF TERRACE

Winkworth are delighted to offer for sale this three-bedroom luxury apartment, with roof terrace in an historic setting with many striking features. Northerwood House, is an historic grade II listed, Georgian mansion house. Steeped in history the house itself is truly impressive, as are the extensive grounds it sits within. Approached via a long private driveway providing a magnificent introduction to this impressive estate.

The apartment itself offers generous accommodation throughout, including a large entrance hallway, three bedrooms, three bathrooms a lounge/dining room, kitchen and conservatory, that leads to the roof terrace. With wonderful high ceilings the apartment certainly has an air of opulence about it. Each of the rooms has been finished to an extremely high standard, and have a lovely light and airy feel about them. Two of the bedrooms are en-suite, the principal bedroom is of very generous proportions with bespoke built in wardrobes, there is also a separate family bathroom. The third bedroom is currently set up as a home office. Each room provides stunning views over the surrounding countryside. A wonderful addition to this apartment is the conservatory leading to a roof terrace which provides breathtaking views of the local countryside and on a good day extend as far as the Isle of Wight.

Northerwood House is situated in the highly sought after area of Swan Green on the edge of the village of Lyndhurst and is located just a short walk from the extensive amenities offered within this popular New Forest village. The village includes several well-regarded pubs, tearooms and many independent shops. The open Forest with its many walks and outdoor pursuits is also on the doorstep. 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



The grounds of Notherwood house extend to seven acres of beautifully maintained landscaped private parkland. Planted with mature trees, shrubs, formal gardens and large lawned areas they are truly impressive and provide a wonderful outlook. This allows any buyer to enjoy the land without the need to maintain the gardens unless they wish too. Deer can regularly be found roaming across the parkland – a sight enjoyed by many here at Notherwood House.

Apartment 15 comes with a double garage with electric roller doors plus an additional parking space.

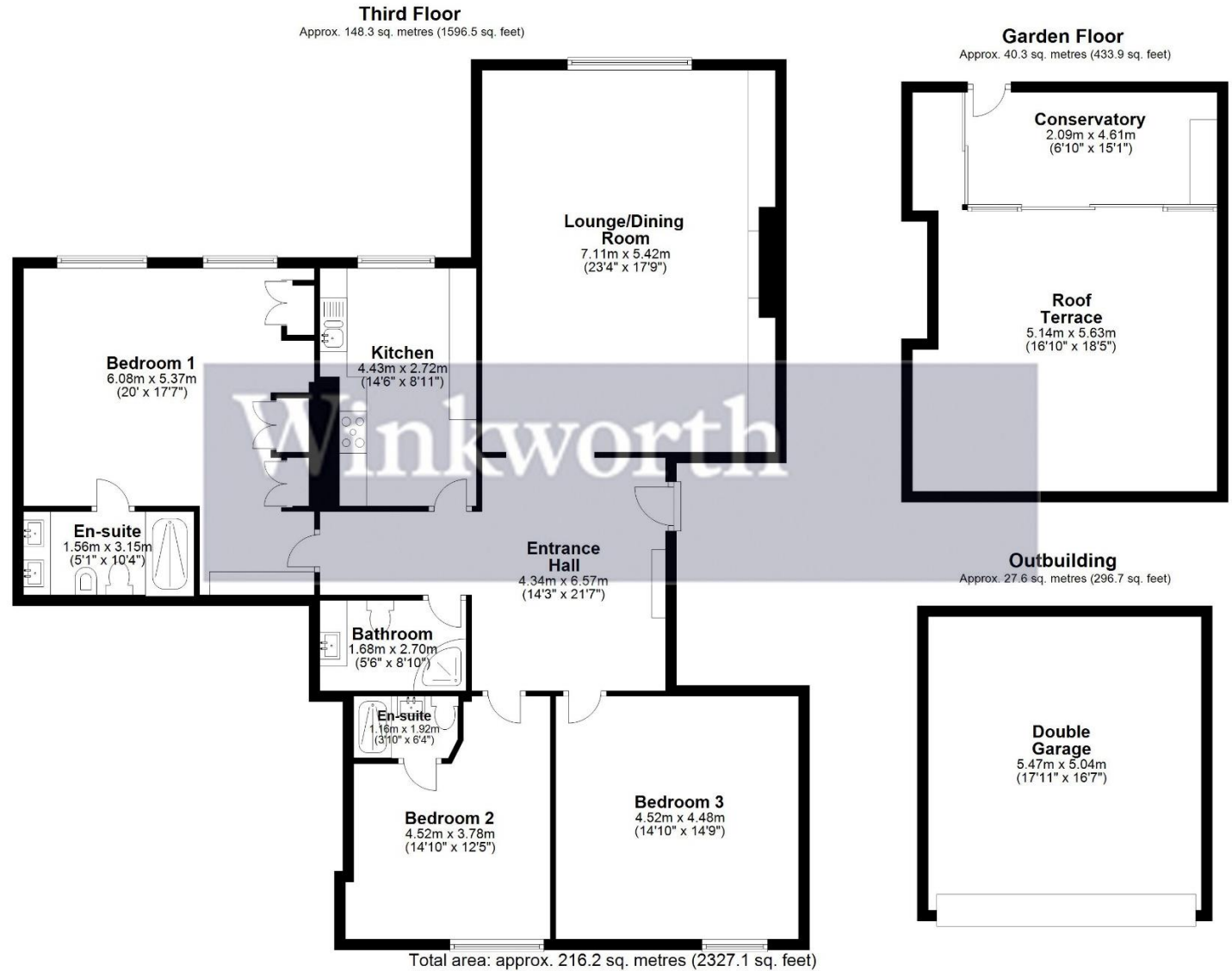
- All mains utilities
- Service charges £1,238.00 per quarter
- Council tax band 'D' - New Forest District Council
- Superfast Broadband available
- Share of the freehold
- 204 Years left on the lease





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**Address: Apartment 15,
Northerwood House, Swan
Green, Emery Down SO 43 7DT
Council Tax Band: 'D' New Forest
DC
EPC: N/A**



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