

The Nook

Emery Down, Lyndhurst SO43 7DY

SPENCERS







A delightful three bedroom detached cottage offered to the market with no onward chain and situated in the heart of the New Forest. Perfectly positioned in the picturesque village of Emery Down, the property is just a short stroll from the vibrant village of Lyndhurst and with the added benefit of direct walks to the forest.

The Property

Entering via a porch that offers the benefit of a downstairs W/C and a further inner door that takes you into a lovely sitting room. The bright and airy sitting room is laid with parquet flooring throughout and is centred around a lovely brick-built fireplace with inset log burner. Double doors lead you into a well-proportioned dining room with a set of French doors leading to the garden.

A single inner door connects you through to the kitchen can also be accessed from the sitting room, creating a natural flow through the ground-floor accommodation. The kitchen itself flanks the side and rear of the house with an array of base and eye- level storage units, and all laid on tiled flooring. The kitchen benefits from integrated oven, five ring gas hob and space for washing machine, dryer and fridge/freezer. A door at the end of the kitchen takes you through to an ideal study room with window overlooking the front garden.

Stairs from the inner hall at the end of the sitting room lead you to the first-floor landing where all bedroom accommodation can be found. Bedroom one sits to the front of the property with views towards to the church and front gardens and offers full length wardrobes. Bedroom two and bedroom three equally offer well proportioned rooms and both offer double aspect views. A three piece family bathroom sits to the rear and services all bedroom accommodation.

£590,000

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Additional Information

Energy Performance Rating: D Current: 60 D Potential: 84 B
Council Tax Band: The property is currently registered as a holiday let
Tenure: Freehold

Services: All mains services connected
Heating: Gas central heating

Parking: Private driveway and the property has an electric vehicle charging point

Broadband: Superfast broadband with speeds of 65 Mbps is available at the property (Ofcom)

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

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.





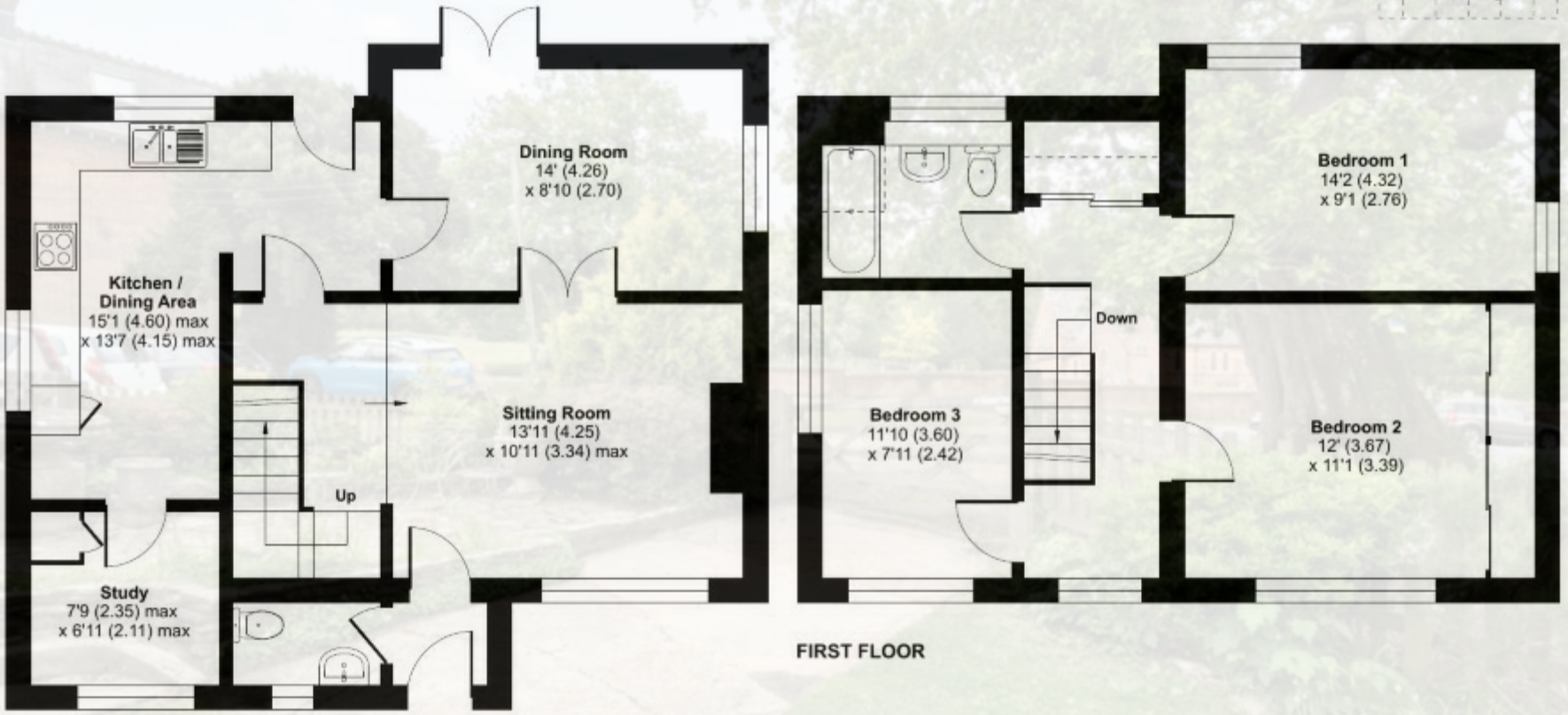




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Approximate Area = 1154 sq ft / 107.2 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Total = 1172 sq ft / 108.8 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1457038

Important Information

Spencers Property 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 fitments, 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.





Outside

A picket fence with five-bar wooden gate encloses the grounds to the property with the gate allowing for off street parking. The front garden is mostly laid to lawn with a collection of plants and shrubbery adding to the greenery to the approach with a stone path leading you to the front door. A patio area also sits to the front complementing the property beautifully by allowing for an ideal, tranquil seating area with views towards the Forest and Church. The rear garden is laid with patio and fence surround, giving the property a lovely, peaceful outside seating area with a useful storage shed.

Directions

From the centre of Burley, proceed east along Chapel Lane and Lyndhurst Road, eventually turning left onto the A35 heading towards Lyndhurst. Just prior to reaching Lyndhurst, turn left at The Swan public house towards Emery Down. Proceed to follow the road for approximately 0.3 of a mile and the property will be found on the right-hand side, just after the turning for Sliver Street – opposite the church.





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