

The House In The Trees

Emery Down, Lyndhurst, New Forest, SO43 7GA

SPENCERS
NEW FOREST





HOUSE IN THE TREES

EMERY DOWN | NEW FOREST

This magnificent country home offers extremely generous accommodation including seven bedrooms, four reception rooms, garaging for five cars, spectacular indoor pool complex and meticulously maintained gardens extending to about 5 acres.

The property nestles in the highly prized location of Emery Down, on the fringes of Lyndhurst and enjoys direct access to the open forest.

Main House

Living Room • Sitting Room • Spectacular Reception Hall • Kitchen/Dining Room • Cinema Room • Study • Utility Room

Galleried Landing • Seven bedrooms • Six Bathrooms

Gardens and Grounds

Indoor swimming pool complex • Stunning gardens extending to about five acres
Garaging for five cars

Guide Price £3,950,000

7 4 6



Principal Residence

The spectacular reception hall sets the tone for this wonderful home with, at its centre, the beautiful French polished turning staircase leading to the galleried landing above. A Chesneys fireplace and elegant tiled floor by Artisans of Devizes exude a welcoming sense of calmness. This feel has been expertly continued through the entire house with high ceilings and elegant flooring being a common feature. The main living room includes a fireplace at its heart and a deep bay with French doors leading to the principal gardens. The adjacent sitting room is currently used as a snooker/pool room, with fireplace and two sets of French doors.

The kitchen/dining/conservatory area is the hub of the home and is a fantastic area to socialise and entertain. The kitchen has been meticulously planned and hand crafted for living, relaxing and entertaining by world renowned Smallbone. The hand painted kitchen includes streamlined storage solutions. The central island unit boasts granite work tops and includes a 4-ring induction hob, ceiling extractor, two gas rings and a bar stool seating area. All of the kitchen appliances are by Gaggenau, and include two integrated self-cleaning ovens, two plate warmer draws, coffee machine, microwave oven grill and a double fridge/freezer, two wine fridges, and a dishwasher. There are four integrated pantries designed to keep clutter in the kitchen to a minimum along with a Quooker hot water tap and a filtered water tap. The conservatory area features impressive high vaulted ceilings filling the entire space with natural light whilst providing a delightful outlook and direct access over the gardens.

Returning to the hallway, there is an office with an outlook to the front of the property and an impressive cinema room, beyond which is a utility, separate WC. and a triple garage with electric doors. The garage and utility room both provide direct access to the garden and there is a useful ‘gardeners WC’ in the garage.







Property Continued…

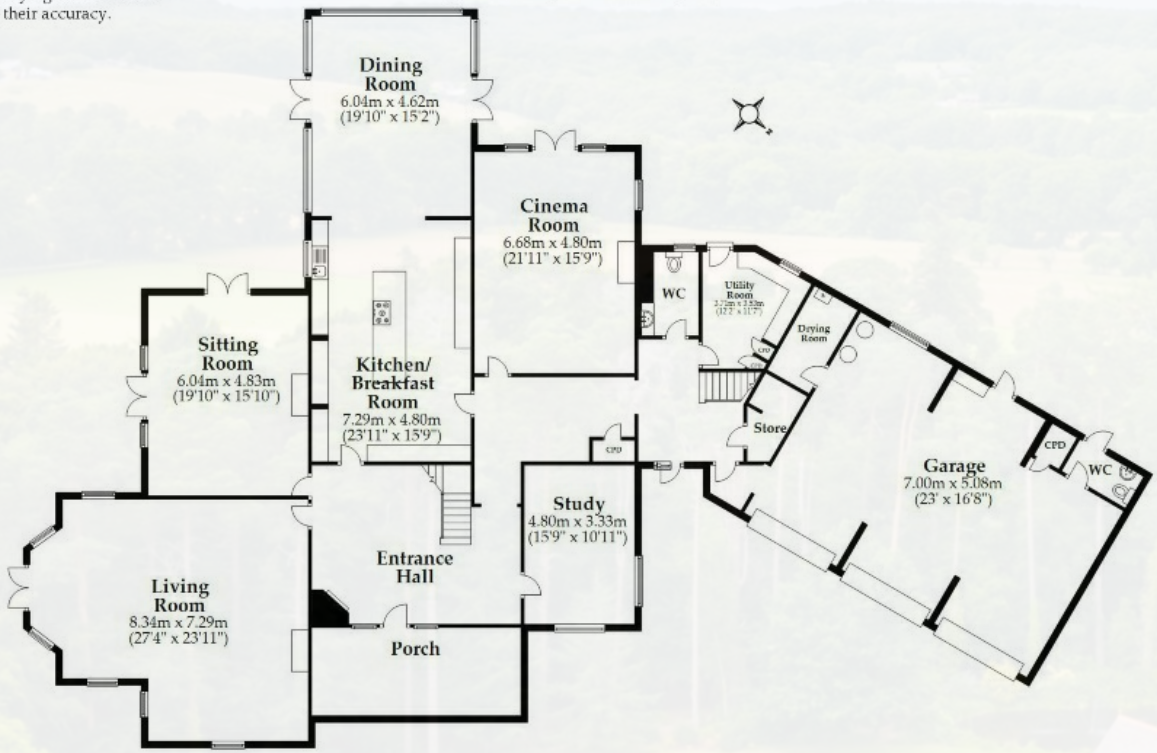
The staircase leads to the first floor where there is a spacious galleried landing overlooking the entrance hallway. The master bedroom suite is an impressive room with fabulous views over the garden from the Juliette balcony and a particularly generous en-suite bathroom. This bathroom has been designed by 'Dream Design' and includes Antonio Lupi bathroom furnishings including a double sink basin, freestanding bath, W.C, and a walk in rainfall shower.

There are a total of 7 bedrooms, two of which are currently used as 'his & hers' walk-in wardrobes which were designed by Dream Design. Bedroom two is located above the garage and offers a particularly flexible space which could become a self-contained apartment benefiting from the close proximity of the second staircase leading to the ground floor hallway and a second front door entrance.

Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

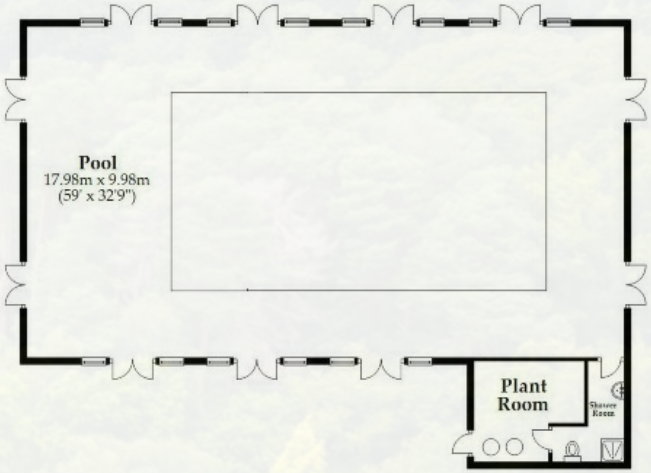
Ground Floor

Approx. 362.1 sq. metres (3897.9 sq. feet)



Pool House

Approx. 193.8 sq. metres (2085.5 sq. feet)



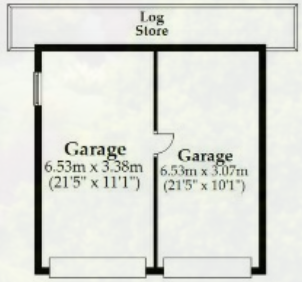
First Floor

Approx. 305.6 sq. metres (3289.1 sq. feet)



Outbuilding

Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 904.2 sq. metres (9732.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood

LJT SURVEYING

















Outside

Upon entering the immaculate garden, the flora and fauna aroma immediately greets you in bountiful measures. The gardens have been designed with great expertise, in order to blend perfectly with the neighbouring forest, to which it has two gated access points. In amongst the spectacular planting schemes there is a large area of woodland, a fern garden with a working well, two ponds (fed from the well), large expanses of lawn and patio and a separate double garage with manual up and over doors. (Planning permission has lapsed for a third garage and room above).

Pool Complex

The indoor pool complex is a super space for leisure activity with a magnificent pool at its heart and a large seating area. The pool has attractive mosaic tiles giving deep blue tones with underwater LED lighting. The building is also fitted with a Calorex air management system and has a separate boiler system to the main house, bathroom with W.C and shower. The Control 4 music system is extended to the pool house and delivered through a quadrophonic speaker system. The pool measures 13.5m x 6.5m.





Additional Information

Tenure: Freehold

Council Tax Band: H

Energy Performance Rating: D Current: 60 Potential: 71

Services: Mains water and electricity. Oil fired heating and high capacity bottled gas.

Private Drainage: Septic tank

Standard broadband with speeds of up to 17 Mbps is available at the property (Ofcom).

Mobile coverage: No known issues, buyer to check with their provider.

This property is affected by a Tree Preservation Order (TPO)

Directions

From the centre of Burley proceed east along Chapel Lane and Lyndhurst Road turning left onto the A35 towards Lyndhurst. Prior to reaching Lyndhurst, turn left at Swan Green opposite The Swan Inn Public House, heading towards Emery Down. Continue on this road and the property will be found after approximately 1 mile on the left hand side.

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 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.











Local Area

Emery Down is one of the New Forest National Park's most sought after villages, with its vibrant community, a village hall, a pub (The New Forest Inn), and church. Lyndhurst is within two miles and 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. Transport links 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.

Points Of Interest

New Forest Inn	0.8 Miles
The Swan Inn	1.1 Miles
Waterloo Arms	1.2 Miles
The Oak Inn	1.4 Miles
Fox and Hounds	1.5 Miles
Meridien Modena	1.6 Miles
Saint Michael and All Angels Infant School	1.4 Miles
The New Forest Small School	1.9 Miles
Lyndhurst Surgery	1.5 Miles



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

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