

Crownwood

Emery Down, Lyndhurst SO43 7GA

SPENCERS

CROWNWOOD

EMERY DOWN

A wonderful opportunity to acquire this charming detached three-bedroom country home, set within approximately five acres in a sought-after hamlet on the edge of the New Forest National Park. Offering direct forest access and exceptional equestrian facilities, this delightful property enjoys beautiful views across its own paddocks and the surrounding countryside. While offering scope for some cosmetic updating, the house provides spacious and versatile accommodation, making it an ideal family home for those seeking a rural lifestyle in a truly idyllic setting.

Guide Price: £1,500,000

4 3 2













The Property

The property is approached via a welcoming porch offering a great space for a practical boot room, perfect for country living. To the left is a study come hobby room next to the very useful utility and cloakroom, while to the right sits the attractive kitchen/breakfast room with aga and ample storage space, offering an excellent space for everyday family life.

Beyond, an office enjoys doors opening directly onto the garden, creating a peaceful space to work from home while taking in the surrounding views. The dining room forms the heart of the home, with a beautiful exposed brick fireplace and working log burner, also housing the staircase and featuring double doors opening onto the terrace, seamlessly connecting the indoor and outdoor spaces.

The impressive sitting room is a beautifully proportioned reception room, centred around an attractive feature fireplace with an open fire and benefits from further doors opening onto the garden, flooding the room with natural light.

The first floor offers a generous principal bedroom suite complete with fitted wardrobes and an en-suite shower room. Two further well sized double bedrooms are served by the family bathroom, all accessed from a spacious landing.





Additional Information

Energy Performance Rating: E Current: 44 Potential: 90
Council Tax Band: G
Tenure: Freehold

Services: Mains electric and water
Drainage: Septic tank
Heating: LPG/Oil, Wood Burner/Open Fire

Parking: Private Driveway and Garage

Broadband: Superfast broadband with speeds of 26 Mbps is available at the property (Ofcom)

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

The property has an Electric Vehicle (EV) charging point installed

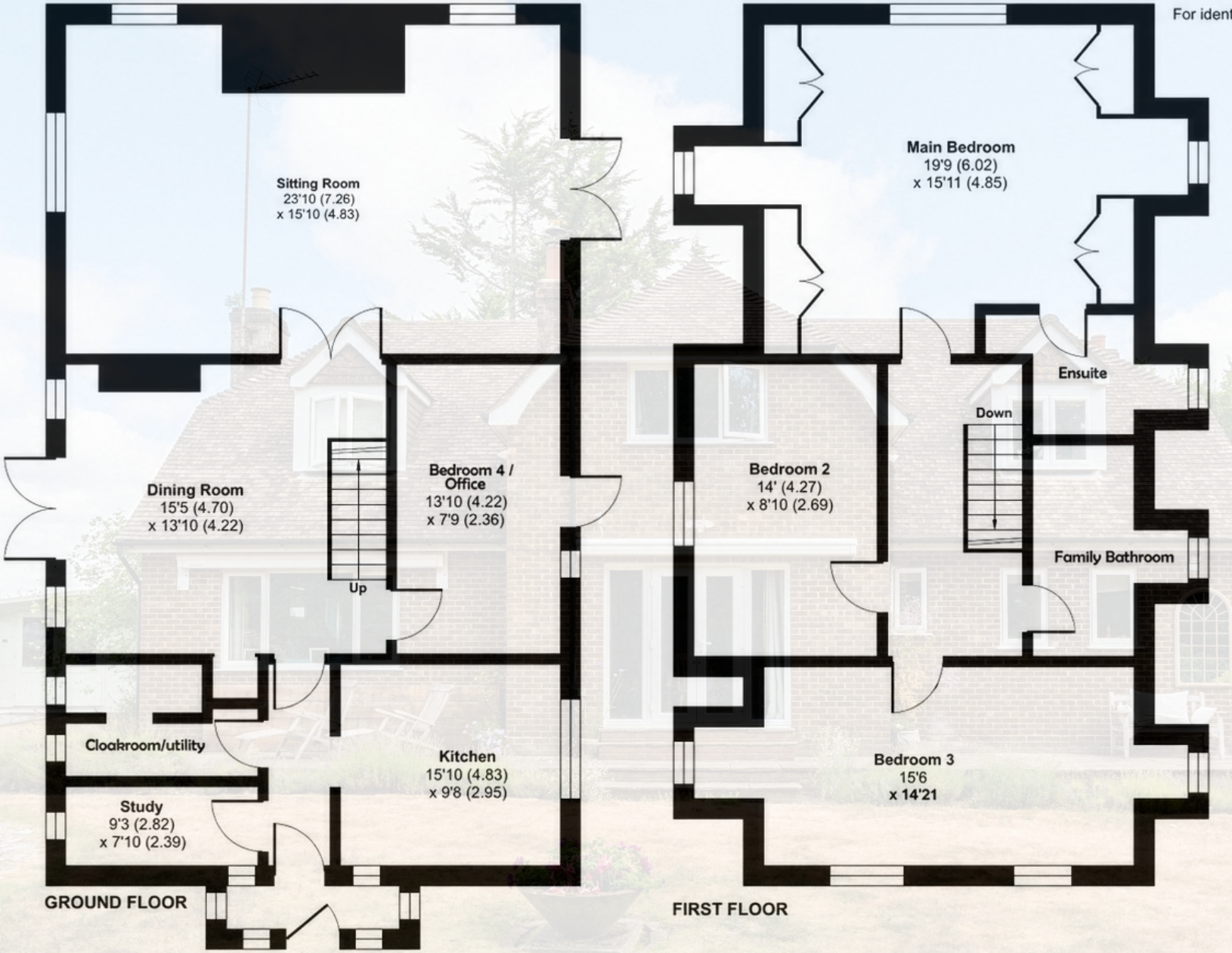
Situation

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 = 1804 sq ft / 167.5 sq m

For identification only - Not to scale



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: 1494725



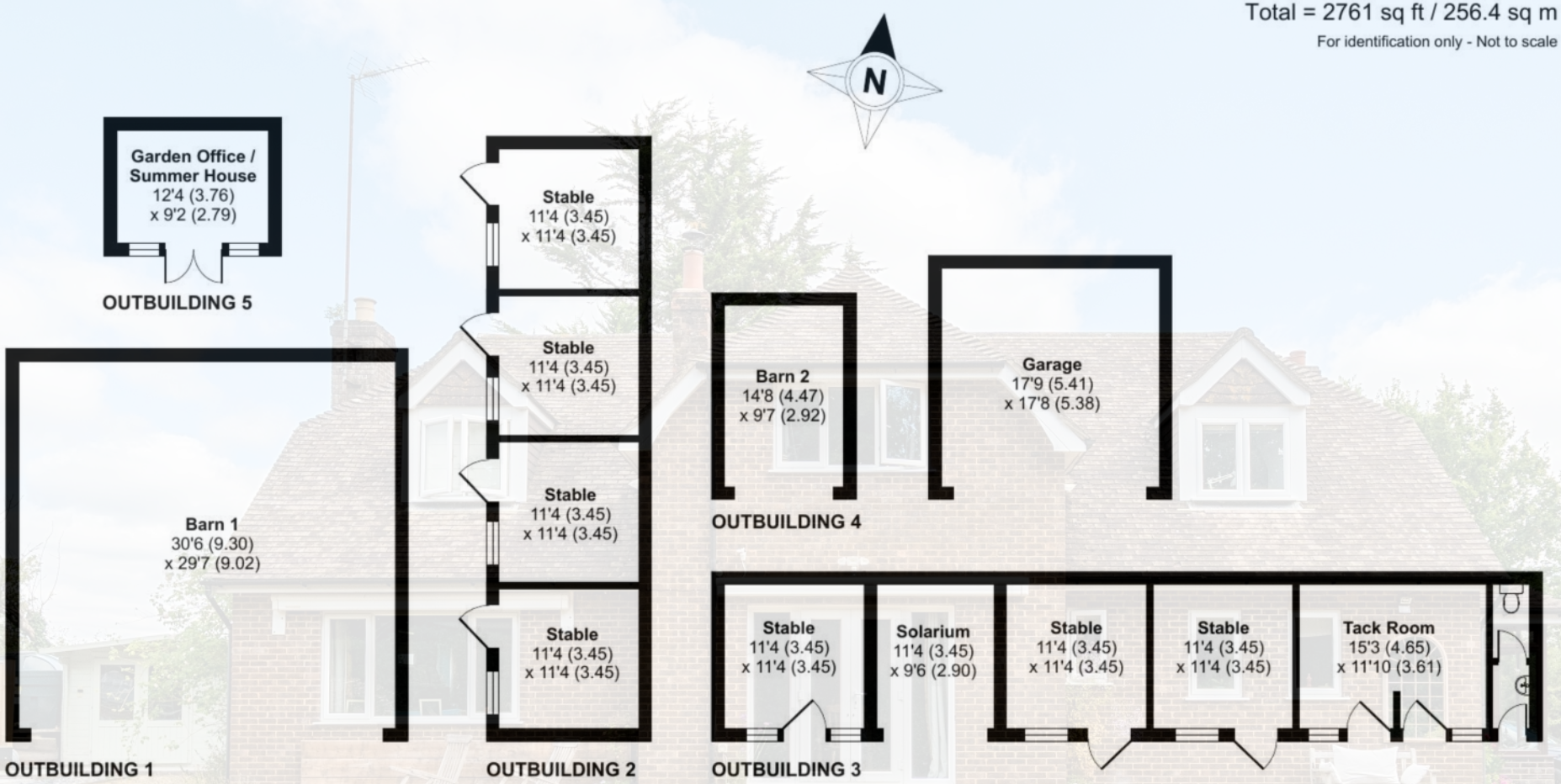






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Garage = 312 sq ft / 28.9 sq m
Outbuildings = 2449 sq ft / 227.5 sq m
Total = 2761 sq ft / 256.4 sq m
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Important Information

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.



















Grounds and Gardens

The grounds are undoubtedly one of the property's standout features. From the open forest electric gates open onto a sweeping driveway, flanked by well-maintained paddocks enclosed by newly erected chestnut fencing, creating a wonderful first impression as you approach the house.

The equestrian facilities are exceptional, with an impressive stable block comprising six stables, a tack room, feed store, hay barn and solarium/stall which could also be made back into another stable if required, making the property perfectly suited to those with horses or other rural pursuits.

Beyond lies extensive parking for numerous vehicles along with an attractive oak-framed car port.

The gardens wrap beautifully around the house and have been thoughtfully planted. Mature planting, well-stocked borders, a productive vegetable area, a greenhouse and an ornamental pond combine to create an enchanting outdoor setting.

A superb summer house, equally suited as a home office or garden retreat, enjoys a generous terrace complete with an outdoor kitchen, perfectly positioned to take advantage of the far-reaching views across the gardens, paddocks and surrounding fields.

Situated behind the property is a further paddock measuring just under 3 acres. With direct access into the New Forest National Park, this exceptional country home offers an enviable lifestyle opportunity where beautiful countryside, equestrian facilities and comfortable family living come together in perfect harmony.



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