

Flat C The Coach House

Northerwood House Emery Down, SO43 7DT

SPENCERS
NEW FOREST



FLAT C THE COACH HOUSE

NORTHERWOOD HOUSE • EMERY DOWN • LYNDHURST

Offered to the market having been meticulously renovated by the current owner is this bright and airy top-floor apartment, forming part of the former Coach House at Northerwood House, where just four properties are situated within the building. Set within approximately six acres of Northerwood House grounds, the property benefits from a private garage and a delightful section of garden shared between only two properties. With its sympathetic renovation and exposed timber beams, this home beautifully blends the character and charm of the original Coach House with contemporary living.

OIEO £425,000

1 2 1











The Property

The property is accessed via the main entrance to the building, with stairs leading to the first floor where the apartment's private front door can be found.

An inner hallway leads first to two generously proportioned double bedrooms, positioned on either side. The principal bedroom offers an impressive sense of space, featuring semi-vaulted ceilings, exposed timber beams and fitted carpet. The second bedroom is situated to the front of the property and enjoys similarly high ceilings with exposed beams, together with the added benefit of a large storage cupboard.

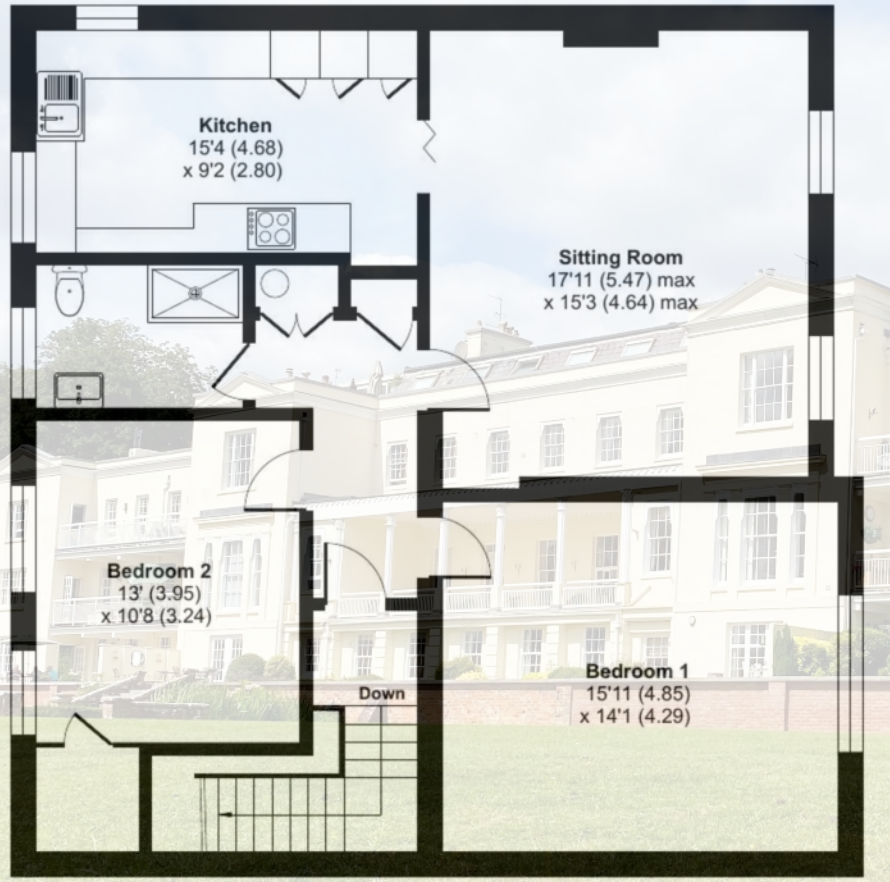
At the end of the hallway is a beautifully appointed three-piece shower room, complete with wood-effect flooring and fully tiled walls.

To the rear of the property, the living room and kitchen combine to create the true heart of the home. The living room is laid with carpet and centred around an inset gas burner, creating a warm and inviting focal point. The generous proportions allow ample space for both comfortable seating and a dining area.

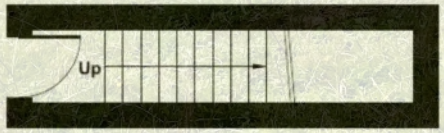
An opening with internal bi-fold doors leads through to the bright and airy Shaker-style kitchen. A range of low-level units wraps around the room beneath solid wooden worktops, providing generous preparation space alongside an induction hob and inset sink. Integrated appliances include a double oven, dishwasher, washing machine and fridge freezer. There is also space for an additional free standing fridge freezer. Large floor-to-ceiling pantry-style cupboards surround the double oven, offering excellent storage throughout.

Flat C The Coach House, Northerwood House, Swan Green, Emery Down, Lyndhurst, SO43 7DT

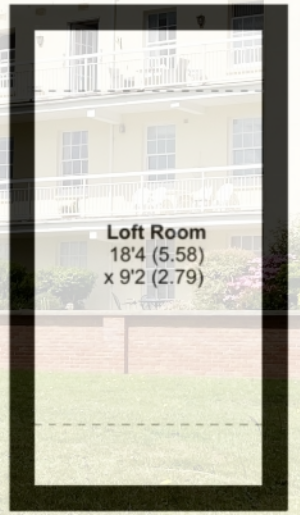
Approximate Area = 1209 sq ft / 112.3 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1423 sq ft / 132.1 sq m
For identification only - Not to scale



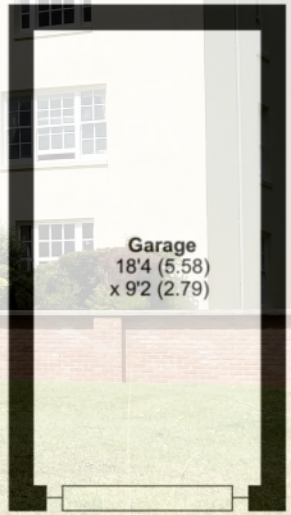
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR





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: 1498876











Grounds and Gardens

The property is approached via a cattle grid through the main entrance gates to Northerwood House, where a sweeping one-way driveway winds through the beautifully maintained grounds. A charming forecourt sits to the front of the Coach House, with additional off-road parking and garaging available.

The Coach House is peacefully positioned within approximately six acres of formal parkland-style grounds, featuring mature planting, established shrubs and areas of woodland. The property further benefits from its own designated outdoor space, together with a section of shared garden that has been thoughtfully arranged to provide each property with its own private area.

A mature hedgerow with a picket gate leads to this delightful, secret garden-style space, quietly positioned across the forecourt from the property. The garden is predominantly laid to lawn and offers attractive patio seating areas overlooking colourful planted borders, while enjoying peaceful views towards the surrounding woodland.

Additional Information

Tenure: Share of Freehold
Lease term remaining: Circa 999 years
Service charge: £904.08 per annum

Energy Performance Rating: D Current: 55 Potential: 77

Grade II Listed
Council Tax Band: D

Services: All mains connected
Heating: Gas central heating

Parking: Garage, Communal Parking - No Allocated Space

Superfast broadband with speeds of up to 49 Mbps is available at the property (Ofcom)





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 passing Northerwood House on your left and The Coach House will be found on your right hand side.

Situation

The Coach 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.

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.



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

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