



SCHOOL HOUSE

EMERY DOWN • LYNTHURST • HAMPSHIRE • SO43 7DY





Lyndhurst 1.7 miles • Southampton 12 miles • Winchester 23 miles • Bournemouth 22 miles • A31 westbound 2 miles • M27 (J1 eastbound) 5 miles
(distances and times approximate)

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A SUPERB GRADE II LISTED FORMER SCHOOL HOUSE

ACCOMMODATION

Entrance hall • Sitting room • Family room • Kitchen/dining room • Wine cellar • Cloakroom
Principal bedroom with adjoining bathroom • 4 further bedrooms • 3 bath/shower rooms

Detached garden guest studio • Double garage • Workshop and outbuilding
Delightful gardens • With direct Forest access

In all about 0.47 acres



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SITUATION

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. There is direct access onto the open forest providing a network of footpaths and bridleways for walking and riding. The village of Lyndhurst is within 2 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 10 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.

DESCRIPTION

The School House is a Grade II listed former school house which has been creatively refurbished to a high standard to provide a fabulous five bedroom family home of immense character and charm.

The extensive accommodation is arranged over two floors, imaginatively redesigned to retain the feeling of a school house yet provide the style of accommodation suitable for a family. The architect has created a mezzanine floor with large void areas with vaulted ceilings to provide a feeling of tremendous space

The sitting room is the principal reception room with bi-fold doors leading out onto the central courtyard and a vaulted ceiling ensures

that the room is spectacular, particularly with the cantilevered mezzanine gallery which overlooks it. The kitchen/dining room is beautifully fitted by Dream Design, again with a mezzanine level over and vaulted ceiling it is a spectacular room with a door that leads into the wine cellar. There is a separate family room with vaulted ceiling, a ground floor cloakroom, shower and a utility room.

The principal bedroom is an excellent size with a cathedral ceiling and doors to the central courtyard, there is an adjoining dressing room and large bathroom with walk-in shower. There are four further bedrooms and a family bathroom.

OUTSIDE

The property is approached via a gated gravel driveway leading to a parking and turning area adjacent to the various outbuildings.



The gardens and grounds are largely laid to lawn with a wealth of flowering shrubs and plants and the backdrop of the Forest on its boundary. Pathways provide good access around the house and there is a superb central courtyard terrace accessed from the kitchen/dining room and living room which provides the perfect entertaining area with the backdrop of an attractive water feature. The gardens also benefit from a well-tended vegetable garden with greenhouse.

OUTBUILDINGS

Detached Guest Studio - Lavender Lodge is a self-contained oak frame studio ideal for guest accommodation built to provide a shower room with walk-in shower wash hand basin and WC and overhead mezzanine sleeping area. A decked area to one side gives access to the Forest.

Double Garage with workshop, carport, brick built wood store and gardeners WC.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains electricity, gas, water and drains. Fibre broadband.

POSTCODE

SO43 7DY

LOCAL AUTHORITY

New Forest District Council.

VIEWING

Strictly by appointment with Savills.



School House, Emery Down, Lyndhurst, Hampshire SO43 7DY

Gross internal area (approx)

Main House 315 sq m/3,390 sq ft

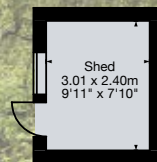
Outbuildings 45 sq m/486 sq ft

Garage 55 sq m/589 sq ft

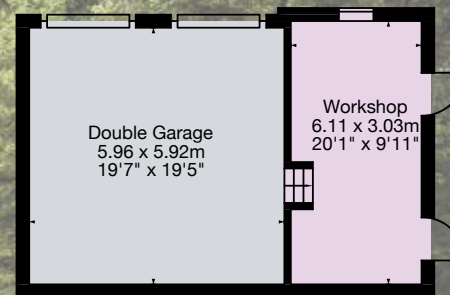
Total Area 415 sq m/4,465 sq ft



Wood Store



Shed

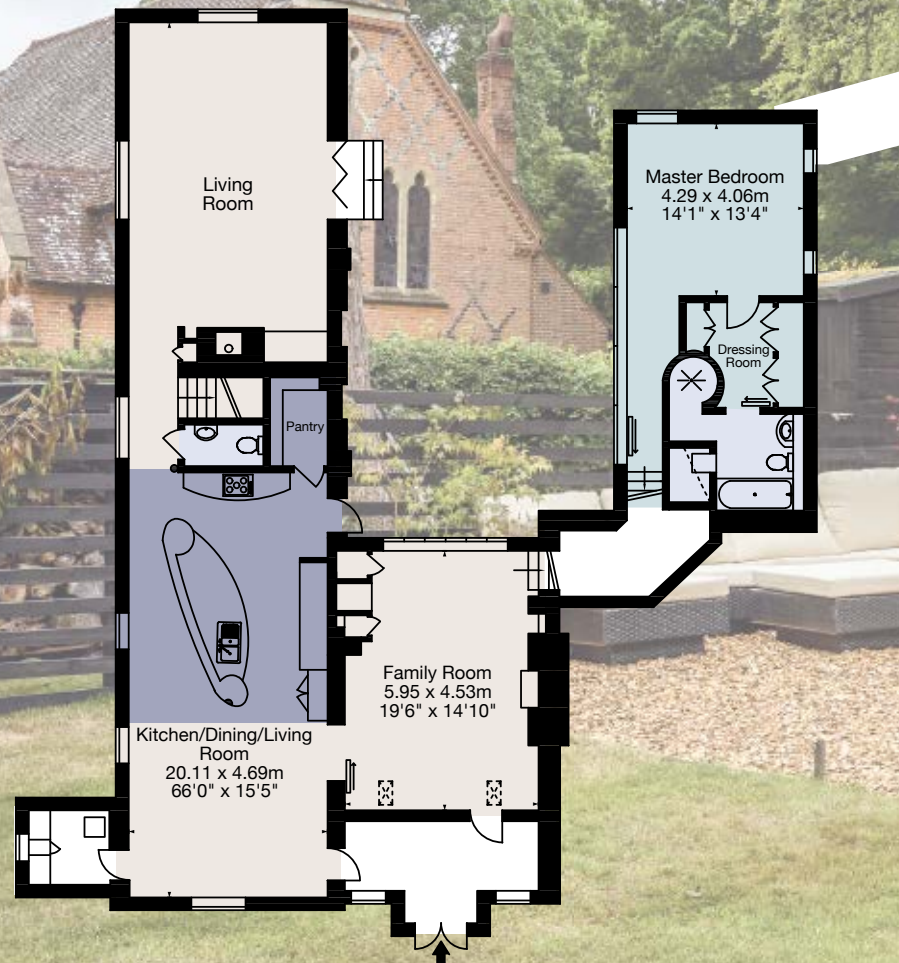


Garage

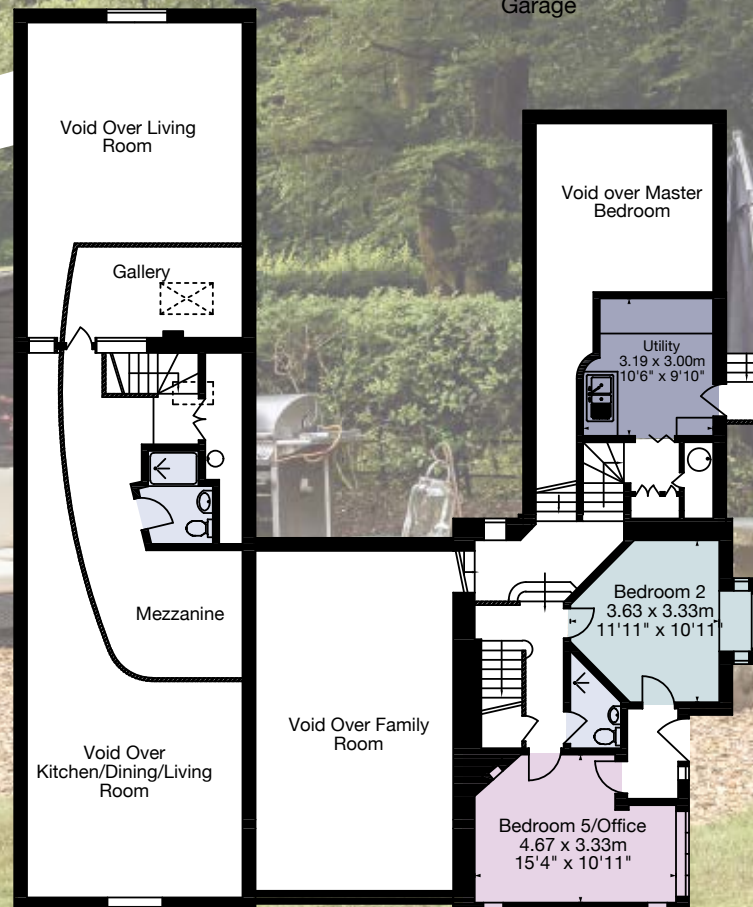


Carport

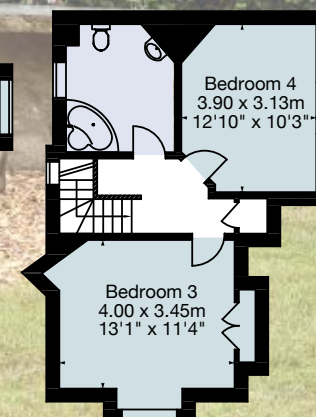
Mezzanine Above
2.37 x 1.87m
7'9" x 6'2"



Ground Floor



Upper Ground Floor



First Floor

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