



STRATFORDS

Estate Agents & Valuers



Swan Green | Emery Down | SO43

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£300,000 - £325,000

Guide Price £300,000 to £325,000. The Coach House of Northerwood House is located in Emery Down inside the New Forest National Park. A long private drive keeps the location secluded and far from the road. The Coach House sits on an elevated position in 6 acres of picturesque communal gardens. This spacious is located on the First Floor, a delightful, spacious apartment full of character featuring high ceilings and beautiful views over the grounds and New Forest. Occupying a large lounge/diner with a traditional wood burning stove, kitchen, family bathroom, both a large master bedroom and second bedroom.

- 2 Bedroom Apartment
- 6 Acres of Communal Grounds*
- Private Courtyard
- Picturesque Views
- Garage Included*
- Elevated Plot
- Living Room with Wood Burning Stove
- Spacious with High Ceilings





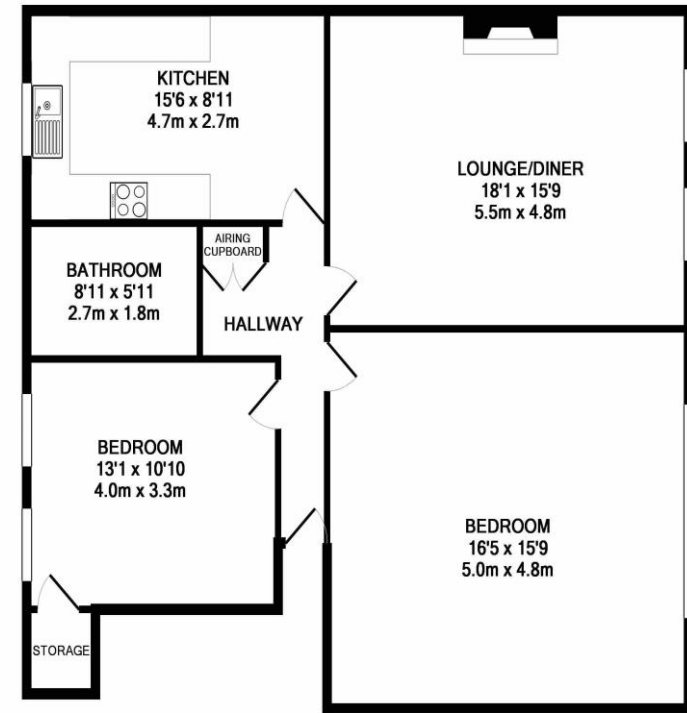
Kitchen - 15' 5" x 8' 10" (4.7m x 2.7m)

Lounge/Diner - 18' 1" x 15' 9" (5.5m x 4.8m)

Bathroom - 8' 10" x 5' 11" (2.7m x 1.8m)

Master bedroom - 16' 5" x 15' 9" (5m x 4.8m)

Bedroom 2 - 13' 1" x 10' 10" (4m x 3.3m)



TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax

Energy Performance Certificate (EPC)

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