



House In The Trees, Emery Down, Hampshire







A luxurious country home.

Summary of accommodation

Hall | Front living room | Dining room | Sitting room | Study | Cinema room | Kitchen/breakfast room | Dining area/conservatory | Utility | WC
Triple garage with WC

Principal bedroom suite | Six further bedrooms (four en suite) | Shower room

Pool Complex

Indoor swimming pool | Plant room | Shower room

Two garages | Log store

Gardens and grounds

In all approximately 5.12 acres

Distances

Ashurst New Forest Station 3.6 miles, Beaulieu Road Station 4.9 miles, Brockenhurst Station 4.8 miles

St Michael and All Angels CofE Infant School 1.4 miles, New Forest Small School 2.0 miles, Clay Hill School 2.1 miles, Coxlease School 2.1 miles

(All distances and times are approximate)



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Situation

Approached via electrically actuated wrought iron gates, 'The House in The Trees' is the picture perfect, countryside family home providing privacy and luxury amenities a plenty. Set in approximately 5 acres, this idyllic country home benefits from 7 bedrooms, 4 reception rooms, heated indoor pool, beautifully landscaped gardens, and direct forest access.

The property

Nestled in the centre of the plot, the property portrays countryside living at its best. The front entrance leads into a spacious hallway with a tiled floor from Artisans of Devizes. A focal point of the entrance hallway is the beautiful French Polished staircase with custom made spindles leading to the first floor. To the left of the hallway, the front living room has a beautiful central Chesneys fireplace, oak flooring and high ceilings. There are deep bay French doors proving a delightful outlook and access to the ornamental gardens.

Continuing on from the hallway there is the sitting room which is equally as impressive and currently used as a snooker/pool room, again with high ceilings, attractive cornicing, feature open fire place and two sets of French doors leading out to the garden. All of the fire places throughout the property are Chesney's of London.

The kitchen/dining/conservatory area is the hub of the home and is a fantastic area to socialise and entertain. 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.

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 which are crafted to maximise the space and enrich the design of the kitchen. The central island features granite worktops 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 selfcleaning 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.

Returning to the hallway, there is an office with an outlook to the front of the property and an impressive cinema room.

Further along the hallway there is a good-sized utility, separate w/c 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 w/c' in the garage.

The property has been thoughtfully designed for modern living with a 'Control 4' smart home operating system, HIK Vision security cameras, integrated ceiling speakers, Cat 5 enabled and underfloor heating to the ground floor.

The staircase leads to the first floor where there is a spacious galleried landing overlooking the entrance hallway.

The principal 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 2 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.



Approximate Gross Internal Floor Area

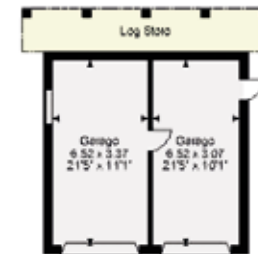
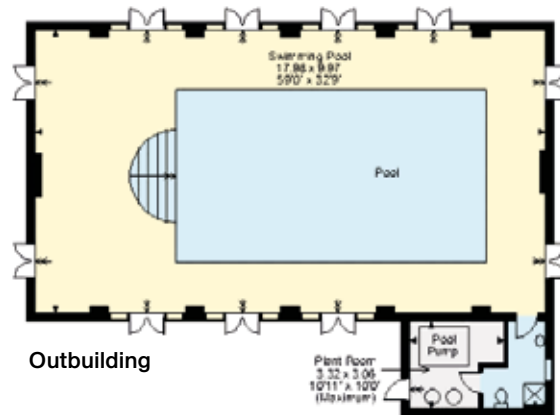
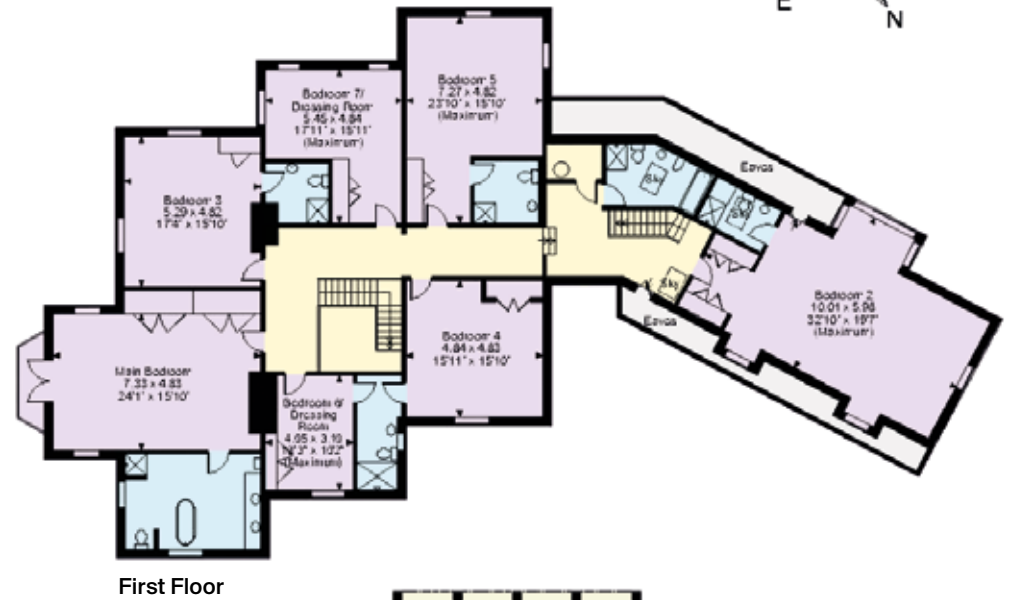
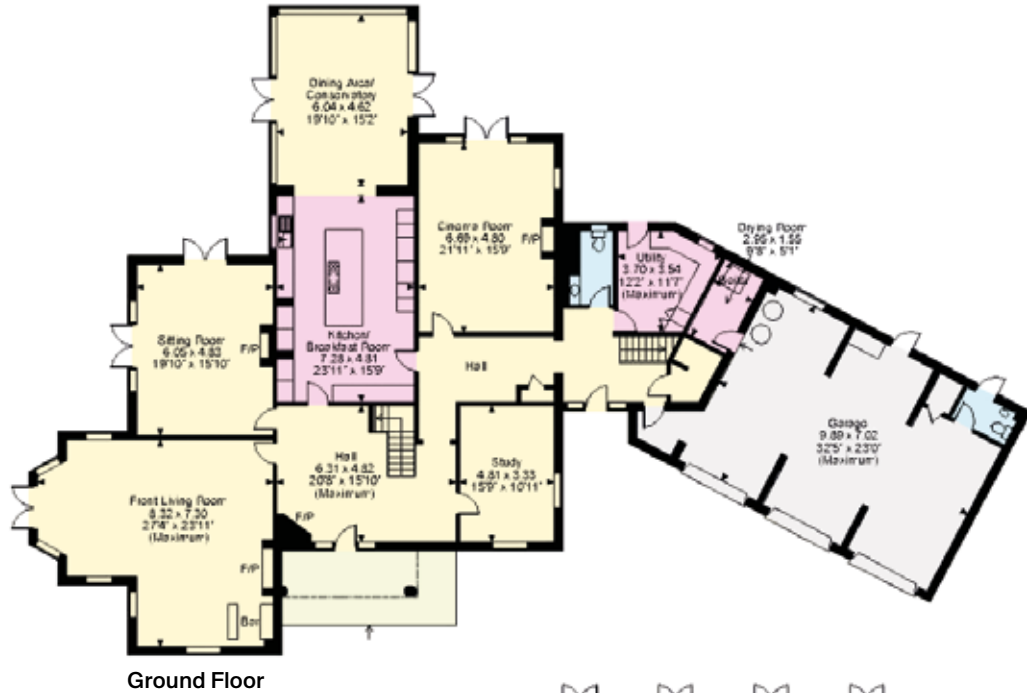
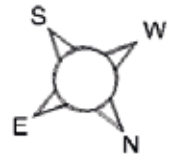
Main House = 6098 sq ft/566 sq m

Garage = 1297 sq ft/121 sq m

Outbuilding = 2102 sq ft/195 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





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 WC 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.

Outside

Upon entering the immaculate garden, the flora and fauna aroma immediately greets you in bountiful measures. Great care has been taken to ensure the shrubs and greenery compliment the surrounding countryside providing a haven for wildlife. As you weave through this soporific oasis, a path leads you to the south eastern corner where there is a fabulous fern garden set beneath the trees to which there is a working well created from English oak along with handmade corbelled brickwork and tiling. There is also a private gate providing direct access to the open forest where you can explore the fabulous walking and riding routes that the New Forest has to offer. Continuing round the garden there are two ponds, the much larger one being located in the north western corner of the plot, both of which are fed with water from the well.

There is a separate double garage with manual up and over doors. (Planning permission has lapsed for a third garage and room above).

Services

Mains water and electricity. Oil fired heating, private drainage and high capacity bottled gas.

Property information

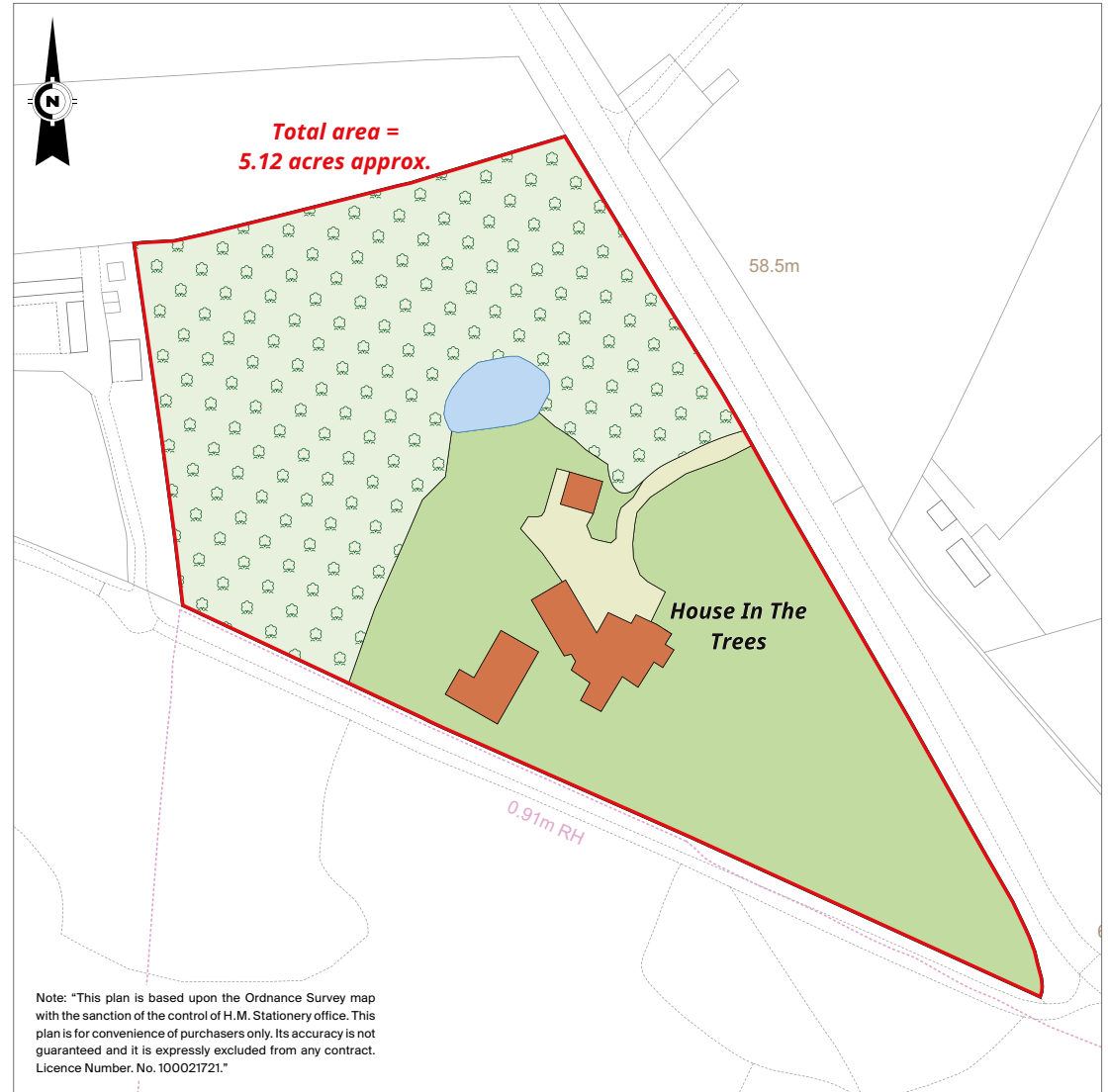
Tenure: Freehold

Local Authority: New Forest District Council

Council Tax: Band H

EPC Rating: D





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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