



**Broad Oak House**

*Moorhill, Burley, Ringwood, BH24 4AH*

**SPENCERS**  
NEW FOREST



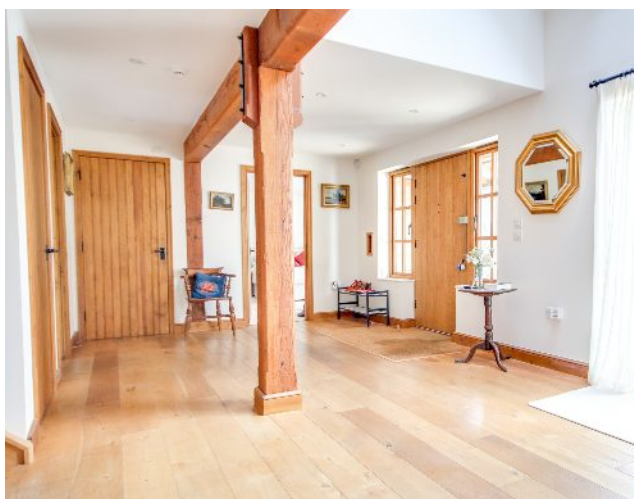


# BROAD OAK HOUSE

## MOORHILL • BURLEY • NEW FOREST

*Nestled in the heart of Burley village, this exceptional country home seamlessly blends classic rural charm with modern amenities, offering direct access to the picturesque forest. Boasting expansive accommodation, including six to seven bedrooms, four reception rooms, and two spacious annexes, this property provides versatile living spaces ideal for generating income or accommodating multi-generational living. Set within just under an acre of meticulously maintained grounds and gardens, it epitomizes countryside luxury.*

**£2,795,000**





## The Property

Upon entering through a covered porch, you're greeted by a grand hallway that provides access to all primary downstairs spaces.

Double doors off the hallway lead to the main living room, featuring an inviting inglenook fireplace with a brick surround and characterful timber beams.

The dining room, situated at the rear of the house, offers tranquil garden views and access to the outdoors through French doors.

Adjoining the dining room is a bright and spacious open-plan family room and kitchen, boasting triple aspect views and access to the garden.

The kitchen, adorned with tile flooring and charming beams, features an island with ample storage, integrated appliances, and a cozy inset log burner and an adjoining, well-proportioned utility room which also gives access to the double garage.

Completing the ground floor is a versatile study, ideal for remote work or as an additional bedroom.

Ascending the stairs from the main hallway, you'll find five bedrooms on the first floor of the main house.

The principal bedroom offers a spacious retreat with a Juliette balcony, providing stunning forest views. A walk-in dressing room and a luxurious four-piece bathroom complement the principal bedroom.

Additionally, there are two bedrooms with en-suite bathrooms, while the remaining two bedrooms share a generously sized family bathroom.



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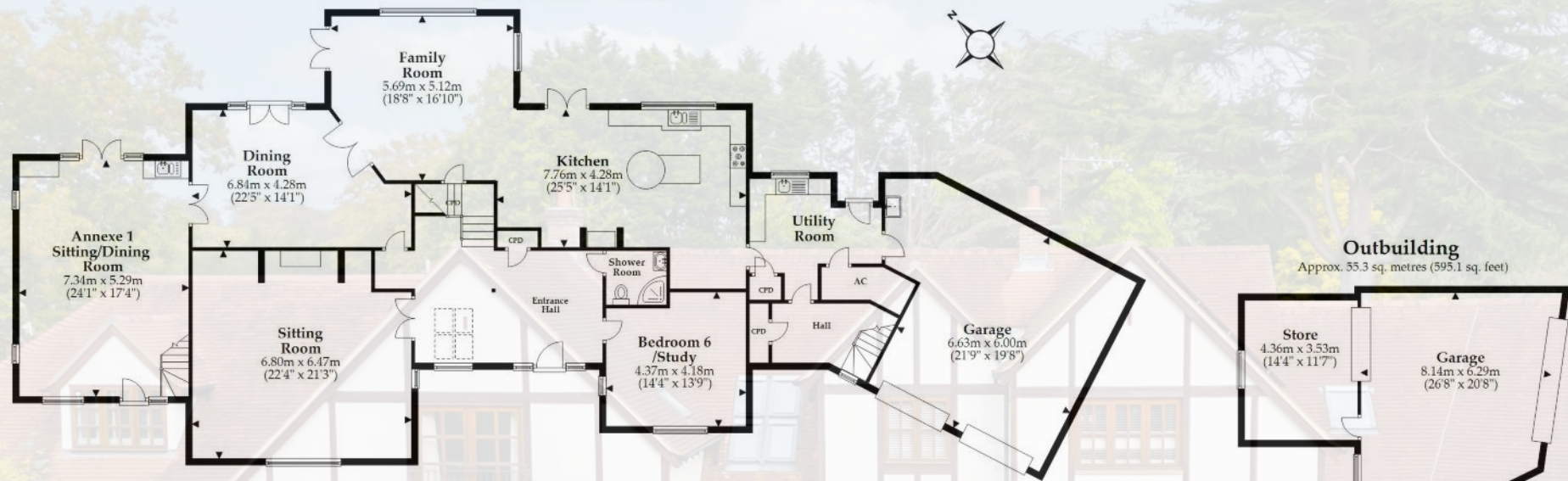






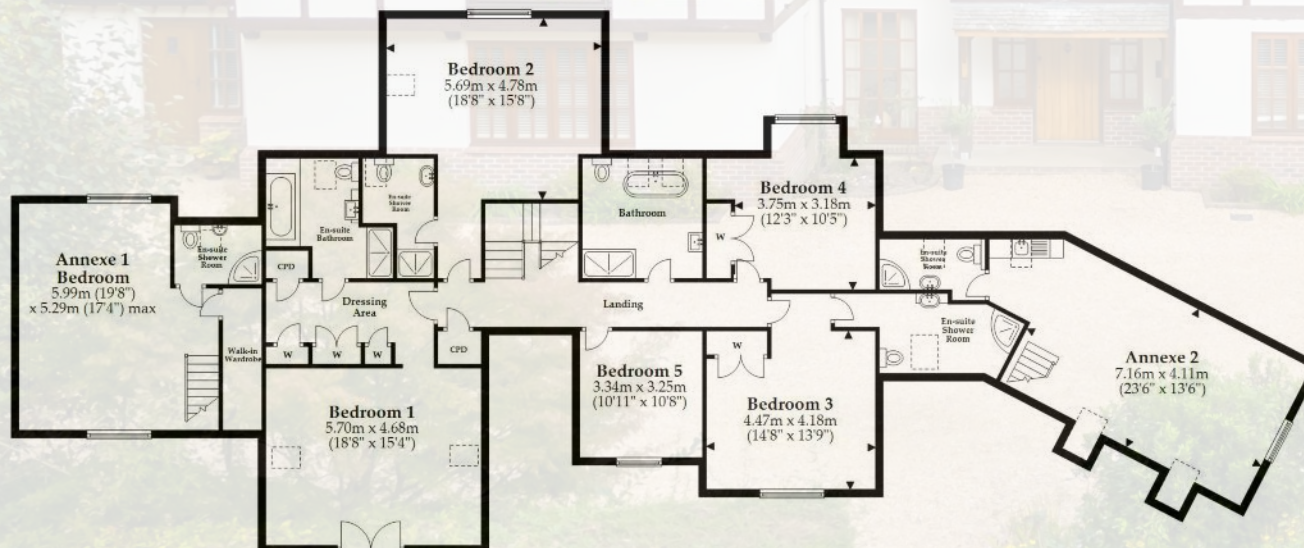
## Ground Floor

Approx. 291.9 sq. metres (3141.6 sq. feet)



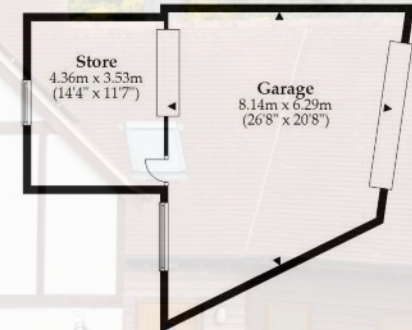
## First Floor

Approx. 241.2 sq. metres (2595.9 sq. feet)



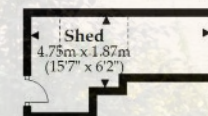
## Outbuilding

Approx. 55.3 sq. metres (595.1 sq. feet)



## Outbuilding

Approx. 9.1 sq. metres (97.6 sq. feet)



Total area: approx. 597.4 sq. metres (6430.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood













## Annexe Accommodation

Adjacent to the main residence, the annexe offers two-story accommodation with its own separate entrance, ensuring privacy from the main house. Alternatively, it can be seamlessly integrated via double doors in the dining room. The annexe comprises a spacious living room with a kitchenette and access to the garden on the ground floor. Upstairs, a sizable double bedroom with a walk-in wardrobe and en-suite bathroom awaits.

Accessed via the double garage is the secondary annexe, comprising a self-contained living space with a bedroom, kitchenette, and en-suite shower room.







## The Situation

Broad Oak House lies about ½ a mile from the centre of, arguably, one of the most beautiful and sought after villages in The New Forest, ideally situated to make full use of all the wonderful facilities the Forest has to offer. Whether it be sailing at nearby Lymington (12 miles) or golf at one of the many courses in the area including the nine hole course at Burley only a short walk from the property. The village of Brockenhurst is close by with its mainline railway station (8 miles, Waterloo 90 mins.) The market town of Ringwood is but a short drive away (5 miles). The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both with their airports are both easily accessible.

## Services

Energy Performance Rating: B  
Council Tax Band: H  
Tenure: Freehold

## Directions

From the centre of the village, proceed in a southerly direction up the hill out of the village. On reaching the top, turn right opposite the school signposted Moorhill Hotel. Take the left fork and continue on for approximately 1/4 mile. On reaching the hotel on your left, continue for approximately 50 yards. The property will be found on your left hand side.

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.



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 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 fittings, 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 & Gardens

Approached via a picturesque forest road, the property sits at the end with enchanting forest views and expansive gardens.

Large double gates open to a gravel driveway, providing ample off-street parking.

The property is enclosed by secure fencing and hedging, offering peace and privacy.

The garden, mostly laid to lawn, features a delightful patio area accessible from the rear rooms, perfect for outdoor dining.

Mature trees and well-tended planting areas create a sense of serenity, while a separate parking area at the rear, accessed via a gravel track and cattle grid, provides additional convenience.







*Tucked away in the lee of wooded slopes Burley has a perpetual feeling of having escaped and that you are away from it all*

## The Local Area

The first Spencers New Forest office was established here in Burley, a honeypot village that feels untouched by time with its traditional cafes, cider farm, gift shops and tales of old smuggling routes, witches and dragons. This is the New Forest on holiday as imagined by visitors: quaint and old-fashioned with ponies wandering down the high street.

In Burley there's a perpetual feeling of having escaped, that you are away from it all, especially as it is tucked in the lee of wooded slopes. There's a lovely sense of community and a range of activities to enjoy locally including cycling, horse riding, coarse fishing and the Burley Golf Club with a nine-hole heathland course.

## Points Of Interest

Burley Golf Club	0.7 miles
The White Buck	0.8 miles
Burley Manor Hotel	0.8 miles
Burley Primary School	0.9 miles
Brockenhurst Mainline Railway Station	4.9 miles
Brockenhurst Tertiary College	5.0 miles
Ballard Private School	5.3 Miles
The Pig Restaurant	5.8 miles
Lime Wood House Hotel	5.9 miles





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

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