



The Hollow

*Brook Hill, Norleywood, Lymington, SO41 5RQ*

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## The Property

Bewitching Grade II listed detached thatch cottage dating back to the 16th Century set in a wonderfully quiet and large garden. The property also offers a detached one bedroom self contained thatched annexe and single garage. The property is full of charm and character.

The property is accessed through double gates opening onto a path leading to the single garage, the main cottage and the separate annexe. The stable front door leads into a storm porch with flagstone flooring and a door to the main sitting room. The room is heated with an ornate wood burning stove and has a staircase to one side leading up to the bedroom accommodation. The kitchen comprises of wooden units and worktops and an enamel single sink. There is space for an electric cooker, washing machine and fridge/freezer. The conservatory has a quarry tiled floor and offers lovely views of the garden. The bedroom accommodation comprises of a double bedroom, separate wc and shower cubicle.

The detached thatched annexe benefits from a bedsit/living area, kitchenette and a separate shower room and wc.

## Directions

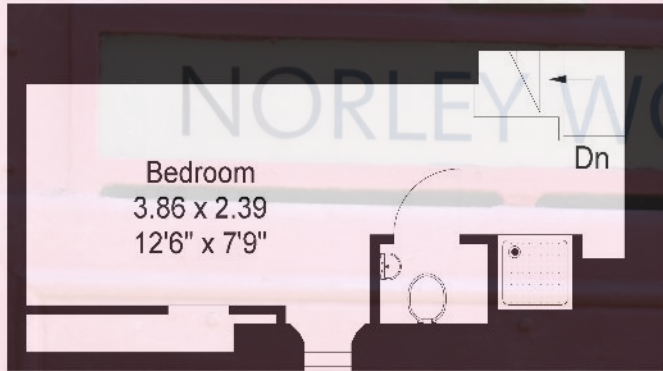
From our office proceed down the High Street turning left into Gosport Street and at the mini roundabout turn right into Bridge Road passing the level crossing and over the river. Follow the road and continue up Walhampton Hill on the B3054. At the crossroads turn right into Norley Wood Road and continue along this road into Norley Wood and take the first turning right into Brook Hill. The property can be found a short distance along on the left hand side.

**£525,000**

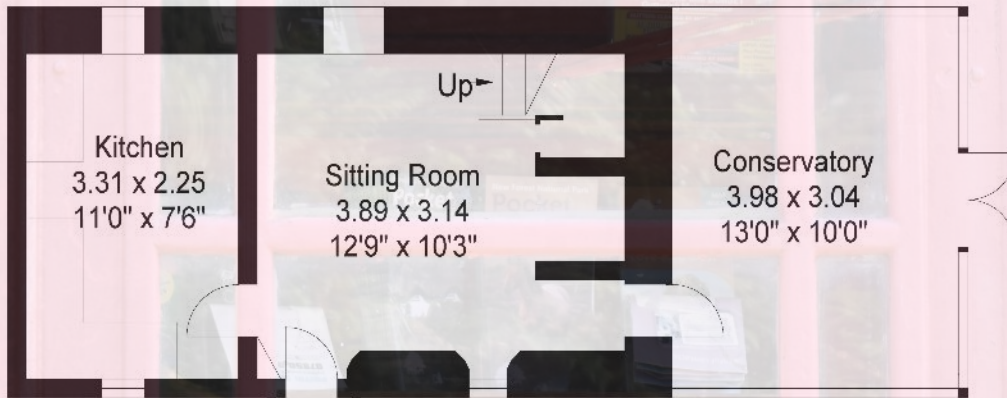




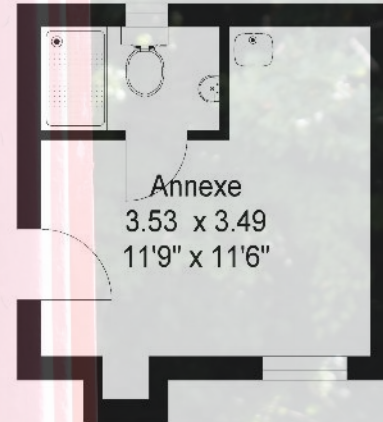
FLOOR PLAN



First Floor



Ground Floor



Approximate  
Gross Internal Floor Area  
House: 52sq.m. or 560sq.ft.  
Annexe: 12sq.m. or 129sq.ft.  
Garage: 12sq.m. or 129sq.ft.



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NOT TO SCALE





## Grounds & Gardens

The pretty southerly facing garden is laid mainly to lawn with some mature shrubs and trees along the boundary offering privacy and seclusion. Gates from the entrance open onto a path leading to the single garage, main cottage and annexe.

## Services

Tenure: Freehold

Council Tax - C

Energy Performance Rating: N/A as Grade II Listed

Property Construction: Cob with thatch roof

Heating: The primary source of heating is the wood burner/open fire

Utility Supplies: Mains electricity and water. There is no gas supply. Private drainage located within the boundary of the property.

Broadband: Superfast broadband with speeds of up to 36mbps is available at this property (ofcom)

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Conservation Area: Forest South East

## The Situation

The property is situated in the highly sought after hamlet of Norley Wood within the New Forest National Park. The renowned primary school at South Baddesley is within walking distance. The schooling is considered locally as being excellent and there is also a Montessori school within the same catchment. The positioning allows for enjoyment and use of both the open Forest and Coast making it ideal for equestrian pursuits or boating. Whilst the property is set in a rural environment it is just minutes from the Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, together with two Marinas and Sailing Clubs for which the town has gained is status as a world renowned sailing resort. There is a branch line train link (5.5 miles) to Brockenhurst Railway Station which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

## Important Information

Spencers of Lymington 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 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.





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

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