



Ladywell

Norleywood Road, Norleywood, Lymington, SO41 5RU

SPENCERS
NEW FOREST





A wonderful opportunity to acquire a characterful detached three bedroom forest cottage with garage and south facing garden.

The Property

A welcoming entrance hallway leads to all ground floor accommodation and has stairs to the first floor. A bright and spacious triple aspect sitting room enjoys views over the pretty rear garden, accessed via French doors and features an open fireplace which provides a focal point for the room. The sitting room provides extra space which is currently utilised as a useful office area. There is a large utility/boot room with space and plumbing for a washing machine, additional storage and access through to the garage.

The kitchen/diner is located at the front of the property and comprises wooden country style wall and base units, integrated oven and space for a dishwasher and fridge/freezer. The dining area is large enough for a family table and offers some attractive shelving and fitted cupboard. A cloakroom completes the ground floor accommodation.

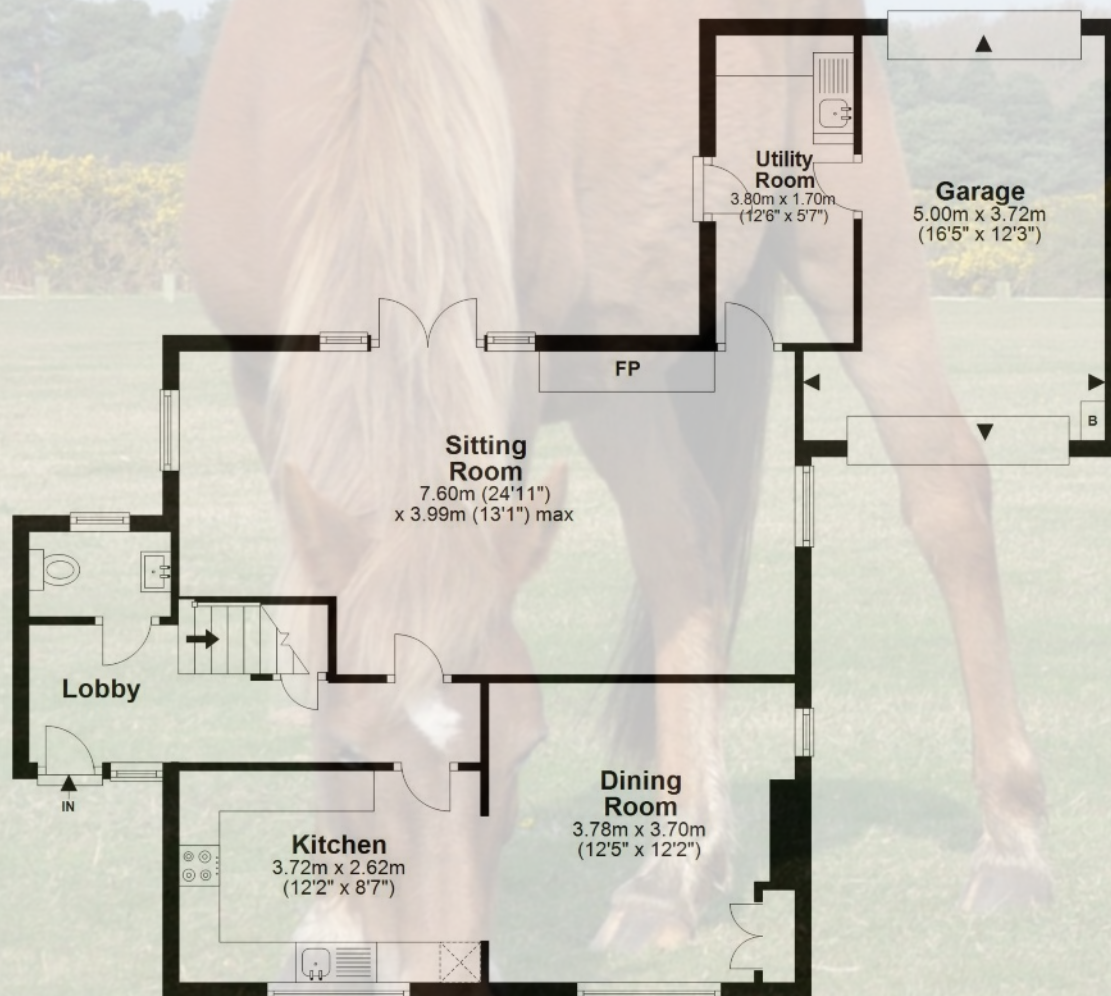
£875,000

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FLOORPLAN

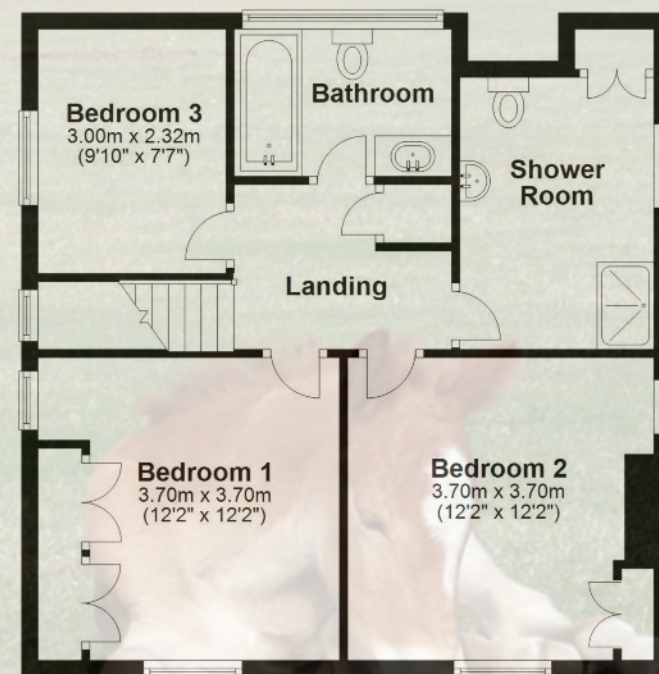
Ground Floor

Approx. 87.4 sq. metres (940.3 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



Total area: approx. 144.9 sq. metres (1559.8 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



Nestled in the semi rural hamlet of Norleywood and surrounded by open Forest with Lymington only a short drive away.

The Property continued . . .

On the first floor there is an open landing which provides access to the light and airy main double bedroom with a bank of fitted wardrobes. The second bedroom is also a good size double and benefits from a fitted wardrobe. The third bedroom is a good size single. There is a generous size shower room and separate bathroom that serve all bedrooms.



The Situation

Situated in this charming hamlet, Norleywood is an extremely attractive and sought after village in the New Forest National Park, being equidistant between the nearby Georgian market town of Lymington, which is famous for its internationally renowned sailing facilities and two marinas and Brockenhurst, which offers a good local community of shops and restaurants, together with a mainline railway station with a half hourly service to London Waterloo (journey time of approximately 90 minutes).



The property benefits from a single garage and off road parking.

Grounds & Gardens

The property is screened behind an evergreen hedge and is approached via a pedestrian gate and shingle path. There is a useful covered side entrance that leads through to the rear garden. With a single garage attached to the house, the property offers a couple of off road parking spaces. The rear garden has a border of mature shrubs providing a leafy and private outlook. It is laid mainly to lawn with a pretty patio area and rear access to the drive through garage.

Directions

From our office in Lymington proceed down the High Street and on reaching the bottom turn left into Gosport Street. At the roundabout take the second exit onto Bridge Road and continue over the Lymington River. Proceed left into Undershore Road B3054 and continue on this road for approximately 2 miles. At the Bull Hill crossroads turn right into Norleywood Road and continue along and passed Brook Hill turning on your right. The property can be found a short distance along on the right hand side.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: E Current: 39 Potential: 70

Council Tax Band: F

Private draining

Oil fired central heating

Points of interest

South Baddesley Primary School	0.9 miles
Walhampton (Private School)	2.2 miles
Waitrose Lymington	3.7 miles
Priestlands Secondary School	4.3 miles
Lymington Hospital	4.3 miles
Brockenhurst Train Station	5.5 miles
Brockenhurst Tertiary College	6.0 miles
The Pig	7.5 miles

Important Information

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 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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