



Brook House

Brook Hill, Norleywood, Lymington, SO41 5RQ

SPENCERS
NEW FOREST





BROOK HOUSE

BROOK HILL • NORLEYWOOD

A unique opportunity to acquire a magnificent family home in the rural hamlet of Norleywood. Set within private, mature grounds spanning just over an acre, this contemporary house boasts five spacious bedrooms and a large, open-plan kitchen / living / dining room. With an integral garage and over 4000 sqft of living space, the property offers ample room for comfortable living.

Ground Floor

Two Bedrooms one with En Suite • Guest Bedroom Suite with En Suite • Garden Room

Utility / Laundry Room • Storage Room • Double Garage

First Floor

Open Plan Living / Dining Room • Kitchen • Library / Bedroom • Study / Bedroom

Master Bedroom Suite with Dressing Room and En Suite • Balcony • Family Bathroom • Cloakroom

£2,250,000



5



3



4



The Property

Wide steps lead to the front entrance and into the impressive and spacious reception hallway. A sweeping staircase ascends to the first-floor galleried landing, which opens into the magnificent living area. This space features a vaulted ceiling, an exposed brick chimney breast with stacked logs on one wall, and incorporates the dining area and a beautifully appointed oak kitchen. Two sets of large sliding glass doors open to an al fresco dining and seating area on the balcony, with steps descending to the extensive grounds. The kitchen boasts integrated appliances and a window overlooking the driveway. At this level, the accommodation includes the master bedroom suite, which features a large dressing room with full-height storage and glass doors to the gardens. The bedroom area offers stunning lake views through feature windows. The en suite bathroom includes a freestanding bath, walk-in shower, and twin basins. This level also houses bedroom four and a separate bathroom. Bedroom five which has bespoke book shelving, along with an adjacent cloakroom, is located on the same level as the front entrance, with sliding glass doors leading to the grounds. From the reception hallway, a further staircase descends to a separate accommodation wing, comprising three spacious

bedroom suites and a large utility/boot room with independent access to the front garden and driveway. A wonderful room with sliding glass doors on three sides is currently used as a studio. This entire area could be easily converted into a self-contained annexe, subject to planning consents.









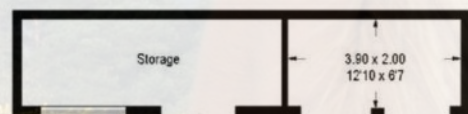




FLOOR PLAN

Brook House

Approximate Gross Internal Area
416.7 sq m / 4485 sq ft
Outbuilding = 20 sq m / 215 sq ft
Total = 436.7 sq m / 4701 sq ft

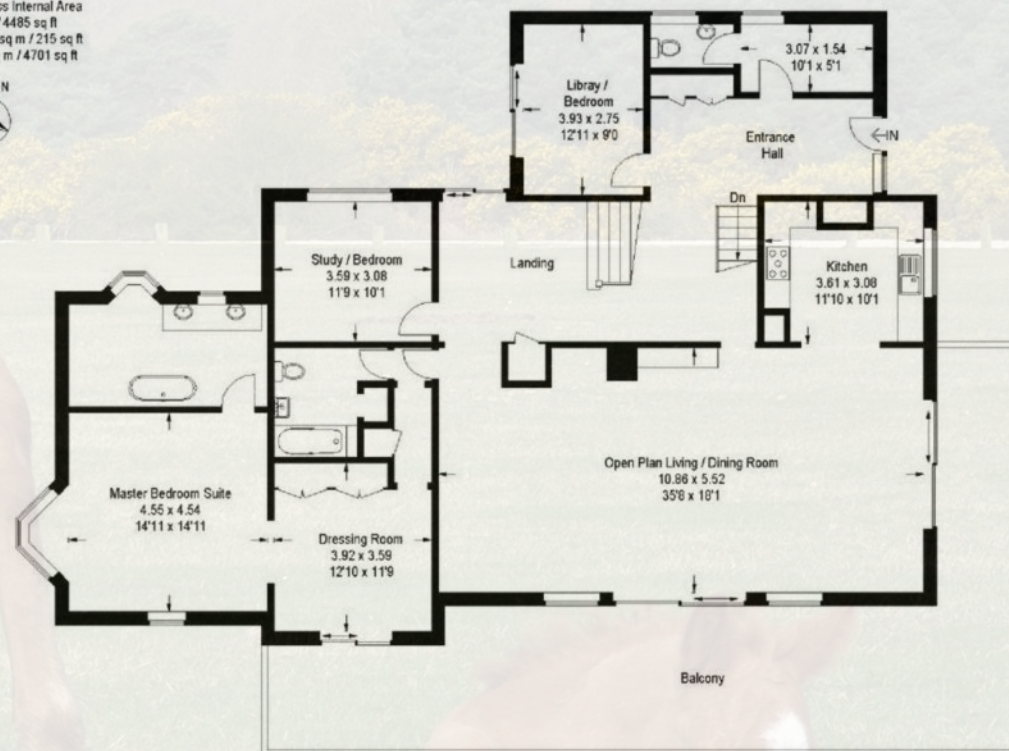


(Not Shown In Actual
Location / Orientation)

Outbuilding



Ground Floor



First Floor

Illustration for identification purposes only; measurements are approximate, not to scale.
EPC South Coast Surveys







Enjoy the serene surroundings, surrounded by open forest, and the beauty of a picturesque lake on the grounds. Located just a short drive from Lymington, this property combines tranquility with convenience.

Grounds & Gardens

The mature and well-kept grounds extend to just over an acre and offer a tranquil setting being completely secluded. A five bar gate leads along the sweeping driveway to ample parking in front of the integral double garage. There are two large areas of lawn to the front and back of the property and a feature of note is the wonderful lake with wooden bridge over and fountain. There is a variety of exotic planting with mature trees. There are brick built detached workshop/gym to the rear and a second entrance onto a lane via a five bar gate, for access to maintain the grounds.

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 on crossing the river, bear right onto Undershore Road. Follow the road all the way until you see South Baddesley school on the left. Turn left just before the School. Continue along the lane and pass over the ford where the road forks. Take the right fork and the property is located on the left hand side.



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).

Services

Tenure: Freehold

Property Construction: Brick faced elevations under a slate roof

Mains water & electric, private drainage and oil fired heating

The property benefits from air conditioning

Council Tax Band: G

Energy Performance Rating: E Current: 45 Potential: 67

Mobile coverage : Buyer to check with their provider. Please note the current occupiers do not get coverage with O2 (it is occasionally picked up in the garden) and tend to use the WiFi or the landline.

Superfast Broadband with speeds of up to 36 Mbps is available at the property (Ofcom)

Conservation Area: Yes, Forest South East

Flood Risk: No Risk

Important Notice

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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