



Horseshoes | Brook Hill | Norleywood | Lymington | Hants

**WOOLLEY
& WALLIS**



Horseshoes

Brook Hill, Norleywood, Lymington, Hampshire SO41 5RQ

Situated a short stroll from the open New Forest, a spacious family home in the idyllic village of Norleywood. The property offers four double bedrooms, a good sized private front and rear garden, garage/workshop and plenty of parking.

Guide Price: £850,000

Sitting/dining room | Kitchen/dining room | Study | Utility room | Cloakroom
Primary bedroom | Three further double bedrooms | Family bathroom

Garage/workshop | Two driveway parking areas | Rear garden with a patio and shed | Front garden



THE PROPERTY

● OVERVIEW

Horseshoes is a spacious family home in the idyllic village of Norleywood offering a good balance of accommodation, including four double bedrooms, a large sitting/dining room and a separate study.

Outside there is a good sized private front and rear garden, garage and plenty of off road parking.

It comes with the benefit of two separate entrances, one onto Brook Hill and the other onto a spur off Norleywood Road.

● THE PROPERTY

Downstairs, there is a well equipped kitchen with a useful adjacent utility room.

At the rear there is a large sitting/dining room with a log burner and French doors opening onto the patio and garden.

There is a study to the front along with a downstairs cloakroom and a lovely reading nook under the stairs.

Upstairs, the primary bedroom has plumbing for an en-suite although this hasn't been constructed.

There are three further double bedrooms and a family bathroom.

In all approximately 162.7sq. m (1750 sq ft) of accommodation.

● OUTSIDE

The back of the house opens onto a patio area.

There is a vegetable and fruit garden with a summer house.

There is driveway parking and a garage/workshop, approximately 36.4 sq m or 391 sq ft in size.

There is a very pretty garden to the front with an area of parking for a couple of cars by the entrance gate.





SITUATION

Horseshoes is idyllically situated in the popular hamlet of Norlywood being only a short stroll away from the open New Forest.

Lymington is within easy reach with its doctors' surgeries, dentists, pharmacies, large range of shops and boutiques, supermarkets and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the renowned Lymington Marinas and Yacht Clubs, which offer plenty of opportunities for the watersports enthusiast.

Lymington train station has a rail link to the main line station of Brockenhurst connecting to London Waterloo (under two hours away).

The M27 can be accessed at Junction 1 or 2 and links to the M3 affording easy access to Winchester, Basingstoke and London.

Southampton Airport Parkway and Bournemouth Airport provide easy and quick access to many domestic and international destinations.

The well regarded South Baddesley Primary School is within walking distance.

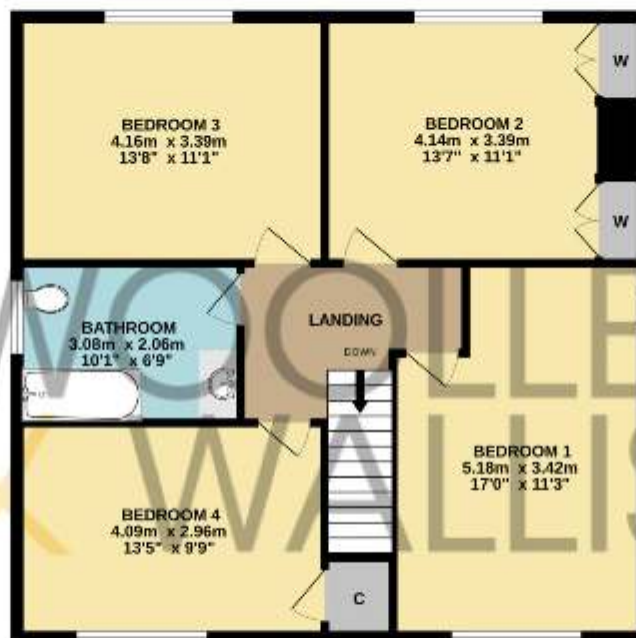
There are many well regarded private and state schools within a short drive, including Priestlands Secondary School, Walhampton Independent School and Ballard School.



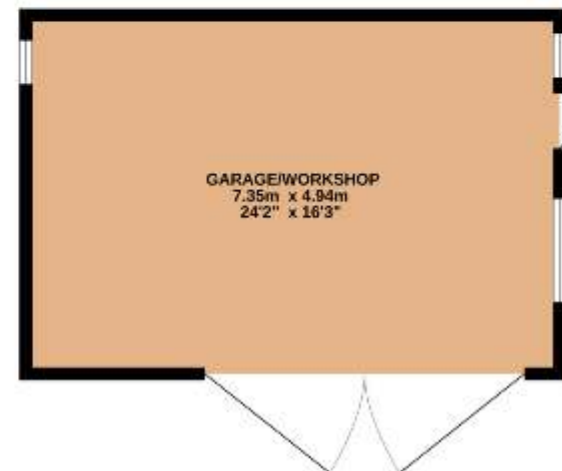
GROUND FLOOR
89.5 sq.m. (963 sq.ft.) approx.



1ST FLOOR
73.2 sq.m. (787 sq.ft.) approx.



OUTBUILDING
36.4 sq.m. (391 sq.ft.) approx.



HORSESHOES

TOTAL FLOOR AREA : 199.0 sq.m. (2142 sq.ft.) approx.

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SERVICES AND COUNCIL TAX

Mains electricity and water.

Private drainage.

Oil fired heating.

Council Tax Band: F

AGENTS NOTE

We understand the property comes with forest rights.

DIRECTIONS

From our office in Gosport Street proceed out of town and at the first roundabout take the second exit onto Bridge Road in the direction of Beaulieu. Proceed over the river and continue up Walhampton Hill. At the Bull Hill crossroads turn right, signposted Norleywood. Drive into the village and take the first right turn onto Brook Hill and the property will be seen on the left hand side half way down this road marked by a For Sale board.

AGENT'S NOTES

Woolley & Wallis and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were amended in October 2025.





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& WALLIS**

VIEWINGS

All viewings should be by appointment only arranged through our Lymington Office:
24 Gosport Street Lymington Hampshire SO41 9BE
01590 689878 lymington@w-w.co.uk www.w-w.co.uk