

# BROOMBANK

CASTLE HILL LANE • BURLEY • HAMPSHIRE • BH24 4EW









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DELIGHTFUL, WELL-PRESENTED DETACHED FIVE BEDROOM FAMILY HOME  
WITH RANGE OF OUTBUILDINGS, SET WITHIN 1.72 ACRES IN ONE OF THE  
NEW FOREST'S MOST SOUGHT AFTER LOCATIONS

## ACCOMMODATION

Reception hall • Drawing room • Dining room • Study • Kitchen/breakfast/family room • Utility room

Shower room • Principal bedroom with en suite bathroom  
4 further bedrooms, 1 en suite • Family bathroom

Double garage/barn/stabling • Workshop • Shed • Gardens • Paddocks

In all about 1.72 acres

EPC = D



### Savills Winchester

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01962 841 842





## SITUATION

Broombank is situated within the popular New Forest village of Burley surrounded by some of the most beautiful countryside the New Forest has to offer, as well as enjoying direct forest access. The village of Burley has an excellent range of local facilities including a post office/butchers/general stores, selection of boutique shops and several pubs. There are well-regarded nursery and primary schools in the village and the property is also well placed for a number of private schools. The house offers good access to the South Coast with its fine beaches and in addition the popular sailing in the Solent. The market town of Ringwood is approximately 6 miles away. Lymington is 11.5 miles away and is a renowned sailing hub, with a regular ferry service to the Isle of Wight. Brockenhurst is about 8 miles with direct rail services to London Waterloo taking approximately 90 minutes.

## DESCRIPTION

Broombank is a particularly well-located detached family home set within attractive grounds of 1.72 acres on Castle Hill Lane which is a Forest track. The property occupies one of the finest locations within the New Forest and provides a fantastic living environment. The property comes with five bedrooms, including a generous principal bedroom with en suite shower room, a guest bedroom with en suite, and the remaining three bedrooms are serviced by a family bathroom. At ground floor level the property offers a particularly welcoming feel with an attractive reception hall with fireplace housing log burner. The drawing room is well-proportioned and provides a really good formal entertaining space and, with access onto the terracing, links in well with the external environment. A dining room towards the rear of the property has an outlook over the second paddock and a study/home office provides the ideal space for working from home. The current owners have extended the kitchen area creating a

large open plan kitchen/breakfast/family room. This is a fantastic everyday living space which has really enhanced the property. The kitchen area comes with a range of floor and wall mounted units including cupboard and drawer sections with work surfaces over. The breakfast area enjoys an outlook over the grounds and the vaulted ceiling gives a real feeling of space. There is plenty of room for sofas and chairs, creating a real hub of the property. In summary a really well-arranged family home offering a real lifestyle opportunity in prime New Forest.

## OUTSIDE

The property is approached via a gateway which opens out onto a gravel drive providing plenty of parking as well access to the garage/barn. The property sits very centrally within its ground and is surrounded by attractive gardens, which include a large terrace area providing a fantastic space for entertaining and relaxing. The gardens immediately adjoining the property are arranged in a





cottage style, providing a great degree of interest for throughout the year. Beyond the lawns and the drive there is a large paddock, which provides suitable turnout for the equestrian enthusiast. There is a second paddock towards the rear of the property and also stabling and tack room. The barn has been converted to an art studio and could easily be used as a large office for working from home. A ladder provides access up to the first floor where there is a huge area for storage. This barn is a real benefit to the property and offers multiple potential uses. A key benefit of being located in this prime area is the ability to ride out from the property onto open forest providing some of the best hacking in the country.

**TENURE**  
Freehold.

**SERVICES**  
Mains water, electricity and gas. Private drainage. Gas-fired central heating.

**OUTGOINGS**  
Council Tax – Band G.

**POSTCODE**  
BH24 4EW

**LOCAL AUTHORITY**  
New Forest District Council

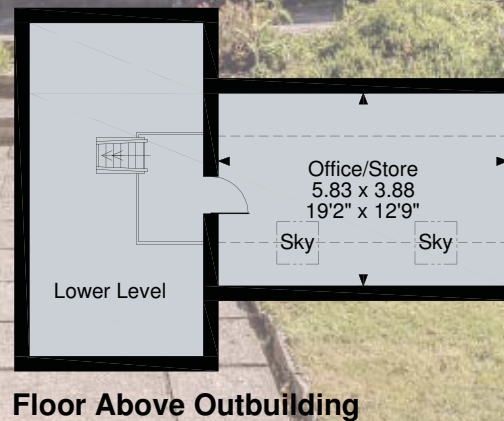
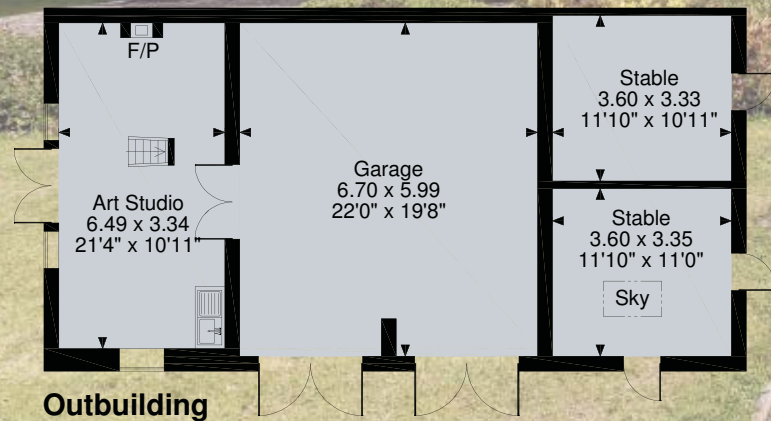
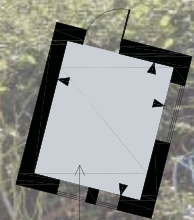
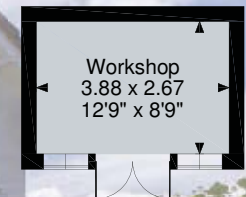
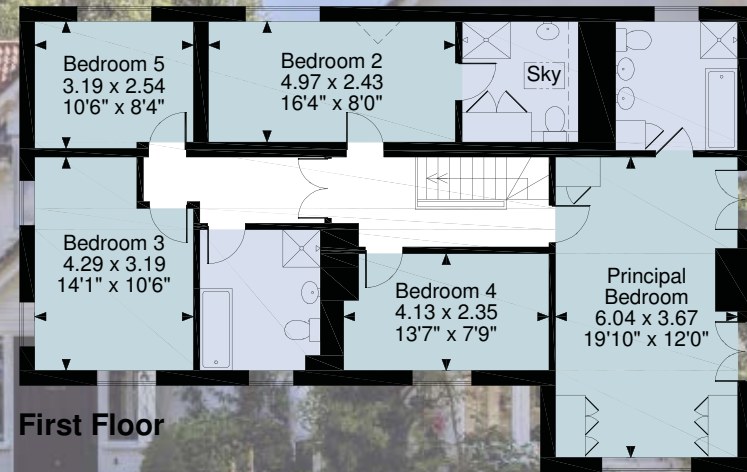
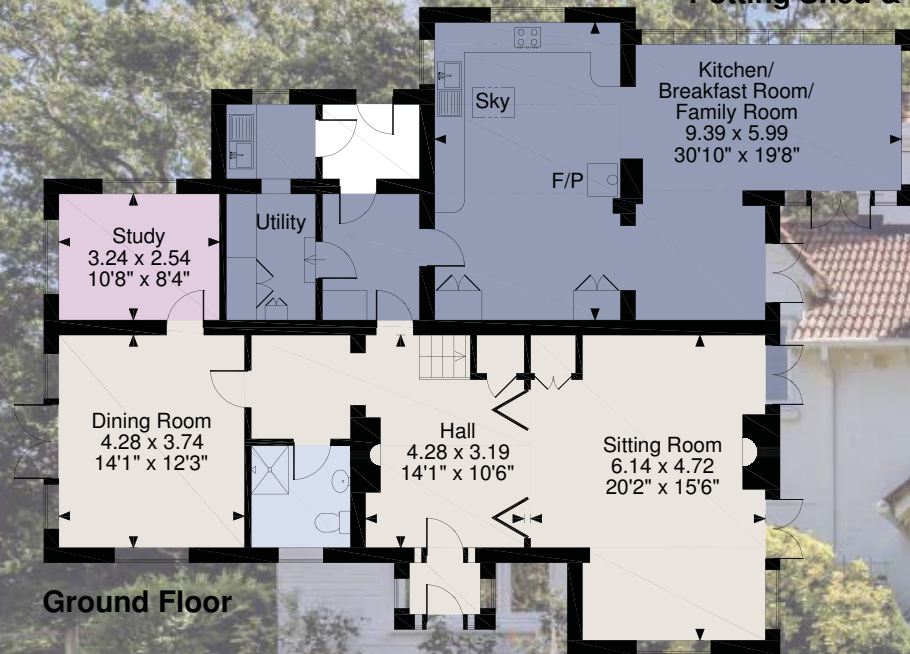
**ENERGY PERFORMANCE**  
A copy of the full Energy Performance Certificate is available on request.

**VIEWING**  
Strictly by appointment with Savills.





**Broombank, Castle Hill Lane, Burley, Ringwood**  
**Main House gross internal area = 2,707 sq ft / 251 sq m**  
**Garage & Outbuilding gross internal area = 1,111 sq ft / 103 sq m**  
**Potting Shed & Workshop gross internal area = 178 sq ft / 16 sq m**



#### Important Notice

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Energy Efficiency Rating		
Energy Efficiency Rating	Current	Potential
A		B+
B		B
C		B-
D		C
E		D
F		E
G		F
See energy adviser for more information		
England, Scotland & Wales		





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