



Tenby

Middle Road, Tiptoe, SO41 6FX

SPENCERS
NEW FOREST





TENBY

MIDDLE ROAD • TIPTOE

A stunning, detached family home, offered to the market in immaculate condition having been beautifully reconfigured and refurbished by the current owners. This stunning home sits within touching distance of the open forest offering lovely walks and has the added benefit of being offered to the market with no onward chain.

Offers In Excess Of £850,000

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The Property

The property is entered via an entrance porch into a welcoming hallway laid with oak flooring which leads into the kitchen. From the hallway there are two doorways opposite, each one leading into a lovely bay fronted fourth bedroom with feature fireplace and the other leading into a cosy sitting room, equally providing a lovely fireplace within built log burner and bay fronted window.

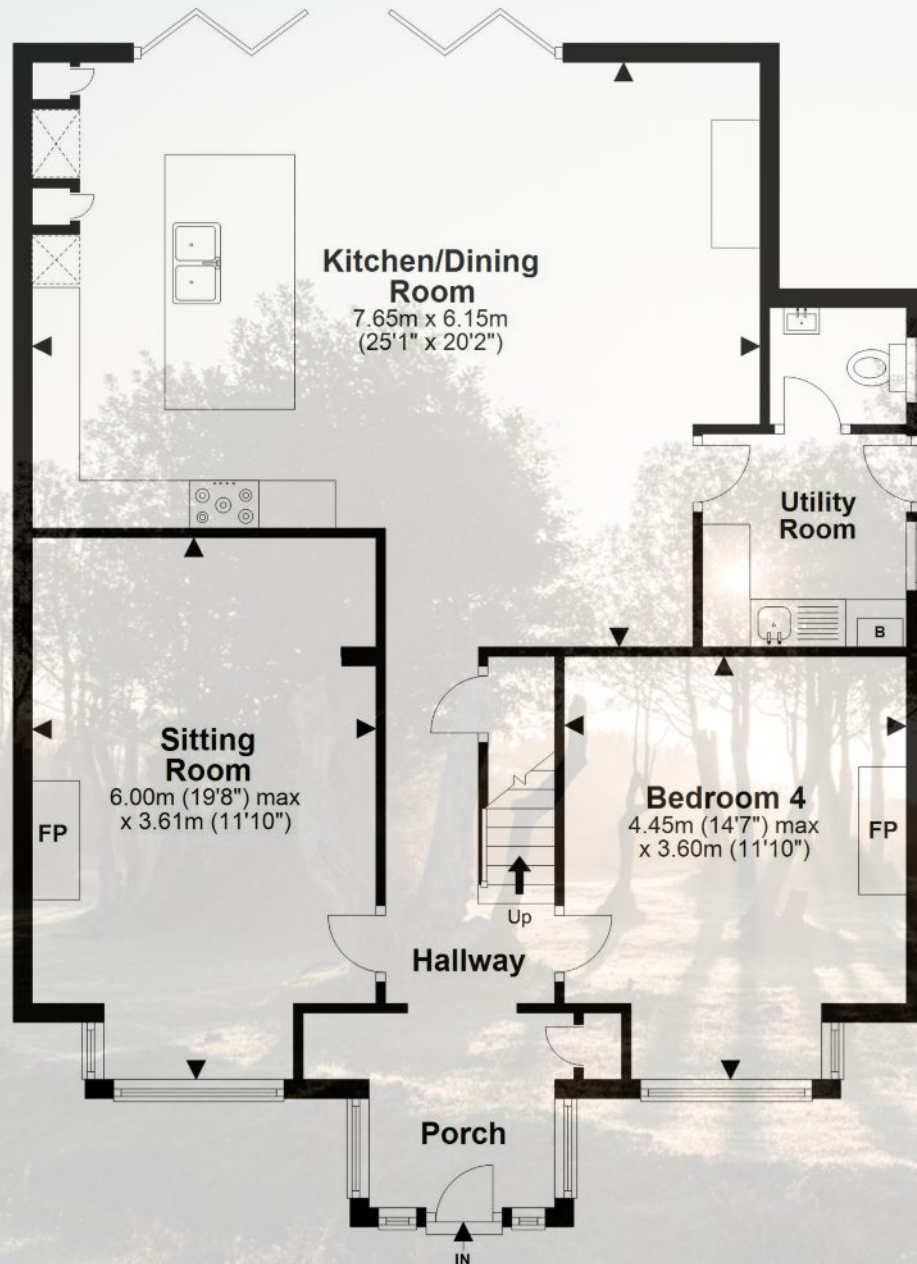
Through the hallway at the rear of the house is arguably the feature room of the property, which is the kitchen/dining room merging into family room providing an extremely social area of the house and bi-fold doors into the garden that truly connect the inside with the out. The bright and airy contemporary style kitchen itself provides both low level units, sat under a spacious worktop, and further eye level units providing ample storage. A five-ring gas hob and further integrated appliances such as dishwasher, double oven and wine cooler add to its list of benefits. A kitchen island provides further storage units, worksurface space and breakfast bar area and large space of a freestanding American style fridge freezer.

Flowing from the kitchen, this room provides both a dining area for more formal dining and a family area with ample space for sofas that surround a media wall with mounted TV. A utility room can also be accessed from this area providing further storage, wash basin and space for utilities and side access to the rear and front of the property, giving it the ideal use for a boot room if required. A downstairs W/C completes the downstairs accommodation.

Stairs from the main hallway lead to a first-floor landing where all further bedroom accommodation can be found. Two equally proportioned double bedrooms sit at the front of the property both having access to a four-piece family bathroom. The principal bedroom sits at the rear of the property with views over the garden and benefits from an en-suite shower room.

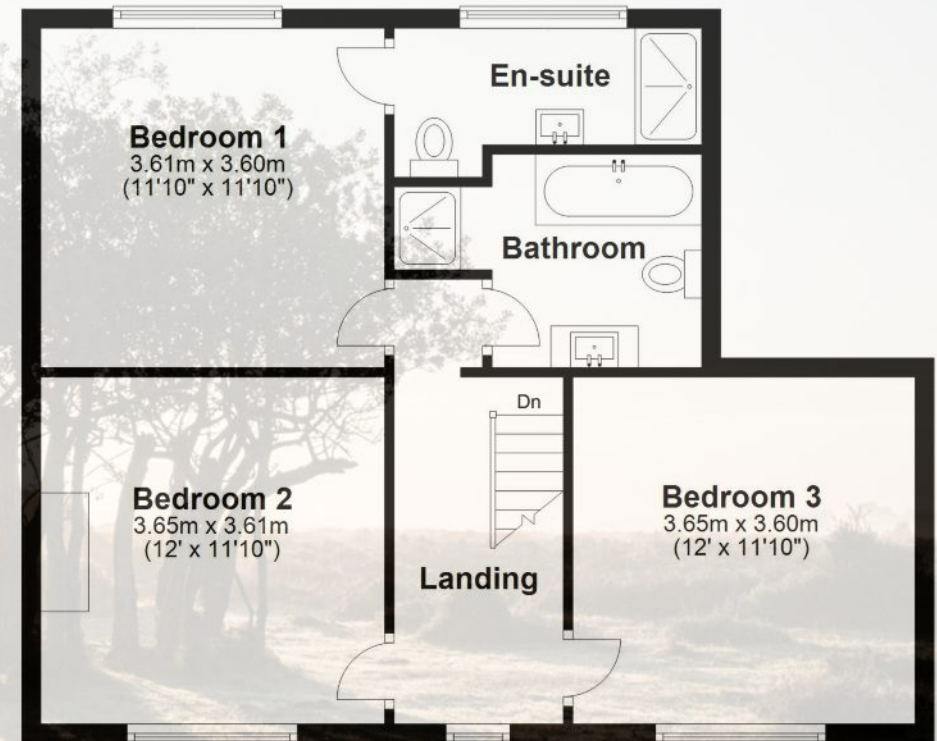
Floor Plan

Ground Floor



Approx Gross Internal Area
154.8 sqm / 1666.0 sqft

First Floor





Grounds & Gardens

The property is approached via a set of double wooden gates onto a gravel driveway which provides ample off-street parking. The driveway leads both to the front door and to the side of the house and rear garden which is flanked with hedging and securely boarded by new fencing. The house sits well within its plot and offers a nice front garden which is laid to lawn alongside the gravel drive with path leading to the front door. The rear garden is mostly laid to lawn with a lovely patio area from the kitchen, through the bi-fold doors, creating a stunning Al Fresco dining area.

Agents Note: Planning permission for a garage has been granted and the current owners have already started the work meaning the permission now goes into perpetuity.

Directions

From our office in Brockenhurst turn left and take the first turning on the right into Sway Road. Continue to the end of the road over the railway bridge and turn right and continue along past the Hare & Hounds Pub on the left and until the B3055 becomes Arnewood Bridge Road. Continue straight on and after approximately 2 miles turn right into Wootton Road. Then take the right turning into Middle Road and the property can be found on the left hand side.



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 or 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.



Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 69 Potential: 80

Property Construction: Painted brick and rendered elevations under a pitched slate tiled roof.

Services: Mains gas, electric, water and small sewage treatment plant

Superfast broadband with speeds of up to 35 Mbps is available at the property (Ofcom)

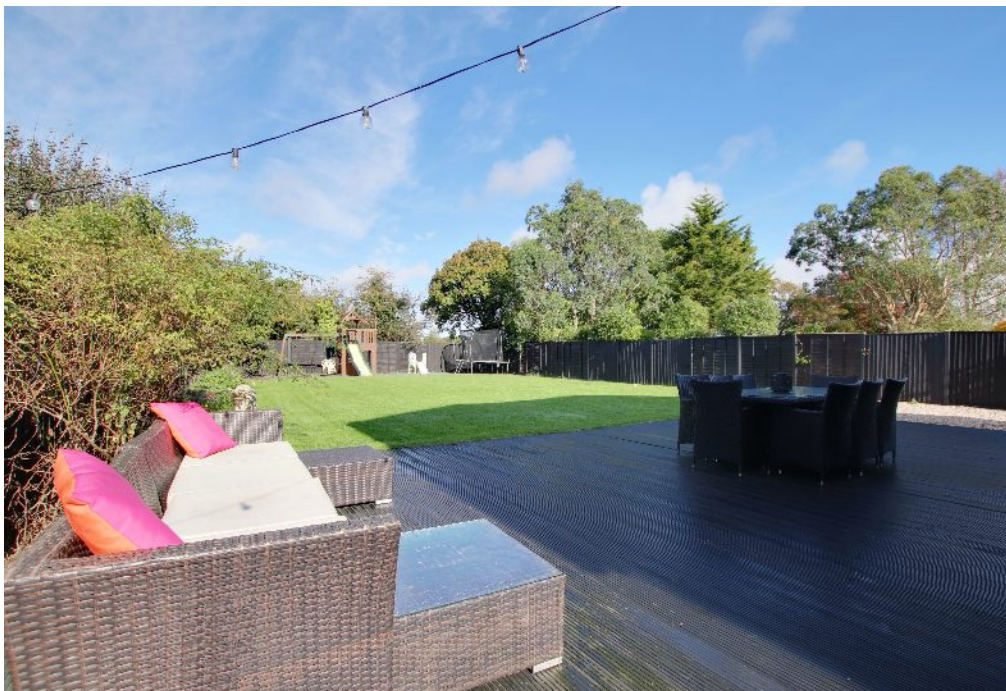
Mobile signal/coverage: No known issues, buyer to check with their provider
Cable broadband

Situation

Tiptoe is a small forest village with two churches, a school, an associated pre-school and a pub. The forest is easily accessible and brings you onto Boundway, one of the most attractive areas of the forest with far reaching views and stunning walks.

Some 2 miles west is the village of Sway offering railway links to London and the south coast, in addition to a variety of local amenities. The market town of Lymington, famous for its internationally renowned sailing facilities and marinas along with its Saturday market, is approximately 5 miles south west of Wootton.

The property is conveniently situated within a short drive of the A35 and is within easy reach of motorways and rail links together with both Bournemouth and Southampton International Airports, this making it an ideal location for those with a requirement to commute.





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

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