



Tiptoe Farm

Vaggs Lane, Hordle, SO41 0FP

SPENCERS
NEW FOREST





TIPTOE FARM

VAGGS LANE • HORDLE

Set within a lovely half acre plot with a large barn and workshop as well as a new triple oak framed garage in the process of being constructed (planning granted), this pretty character cottage has three/four bedrooms, two reception rooms with log burners and large home studio/office.

Enjoying forest rights of pasture and cordage (wood), the property is situated between Sway and Lymington within the national park boundary.

£975,000



3



2



1





The Property

A large covered entrance porch connects the pretty cottage to the studio/office and incorporates plumbing for the washing machine, a stable door leading out to the rear garden and access into the kitchen/dining room. This room forms the hub of the house with a log burning stove in the dining area which is divided from the kitchen by a wooden topped island providing ample storage.

The kitchen has space for a range style cooker, a range of cupboards and an open pantry with a door to the rear garden. There are two more walk-in pantry/store cupboards in this area.

The main triple aspect sitting room is of a generous size with ornate wooden fire surround to the log burning stove and glazed door out to the front garden.

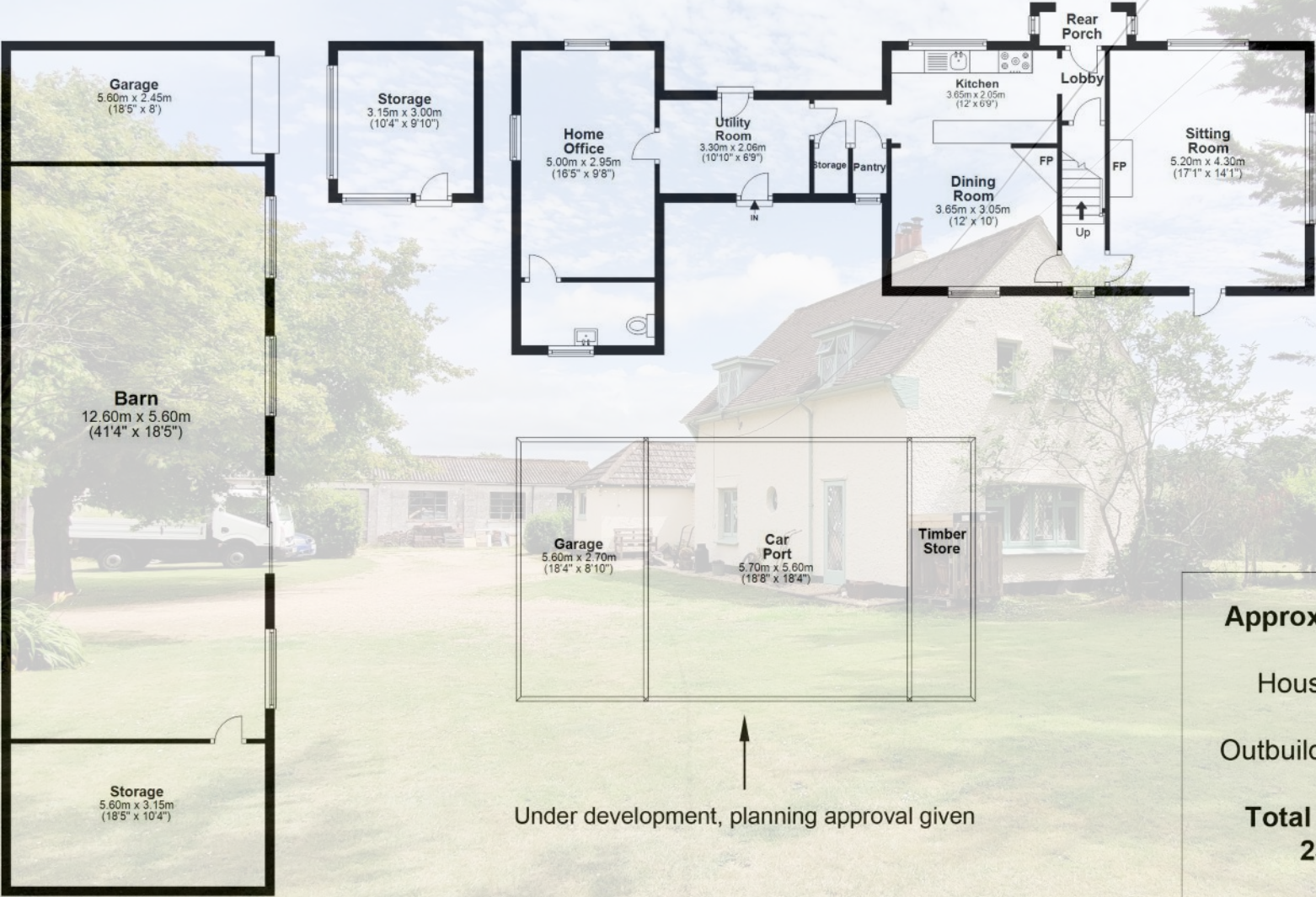
The studio/home office on the ground floor is a large room with windows to the rear with a cloakroom to one end and ideal for use as ancillary accommodation/bedroom four.

Stairs lead to a generous landing with an airing cupboard housing the hot water immersion heater with tank in the loft above. There are three bedrooms, two double rooms with double aspect windows and fitted storage cupboards, and a single bedroom with double aspect windows. All are served by the family bathroom with a shower above the bath, basin and WC. There are two loft hatches leading to the insulated loft space.

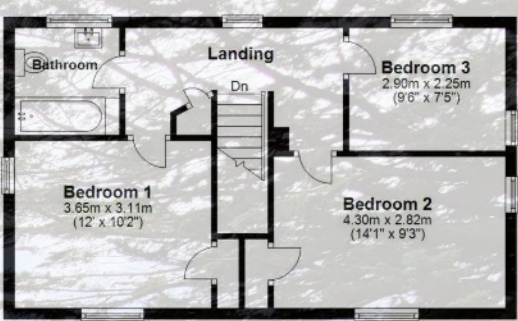


Floor Plan

Ground Floor



First Floor



Under development, planning approval given

Approximate Gross Internal Areas

House: 126.0 sqm / 1356.3 sqft

Outbuildings: 112.6 sqm / 1212.0 sqft

Total Approximate Gross Area:
238.6 sqm / 2568.3 sqft



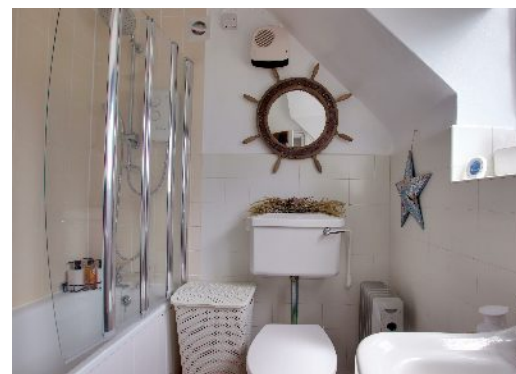
Grounds and Gardens

A feature of note is the delightful plot extending to some 1/2 acre with the cottage set in the centre, surrounded by gardens on all sides and enjoying a lovely sunny aspect. There are mature hedges forming the boundaries and a long winding gravel entrance driveway leads from Vaggs Lane to the part constructed oak framed garage/barn complex.

To the rear of the plot is a large concrete barn with sliding entrance doors, ideal for vehicles or machinery or boat storage, along with an area of hard standing nearby. The plot is well screened with fields to the side and rear of the plot allowing for a high degree of privacy.

Directions

From our office in Brockenhurst turn left and take the first right into Sway Road. Continue to the end of Sway Road and turn right. Proceed across the open forest, over the cattle grid passing the Hare & Hounds pub on your left. Continue for approximately one and a half miles through Tiptoe and take the left turning into the Vaggs Lane next to the Church. The property is located on the left hand side after 1/4 mile.



Services

Mains electric and water

Private drainage

Energy Performance Rating: F Current: 27 Potential: 65

Tenure: Freehold



Situation

The property enjoys a lovely semi rural setting with views across the fields to the side and rear. The village of Hordle is a close neighbour of the small and busy town of New Milton to the west, and the Georgian market town of Lymington to the east and the popular seaside village of Milford on Sea to the south.

A general store is complimented by a selection of further shops on Stopples Lane, two local pubs and an 'Ofsted' outstanding Hordle Primary School. For leisure activities, the choice of wonderful coastal walks at Keyhaven and Milford on Sea is matched by the New Forest, which provides an area of outstanding natural beauty with ancient woods and heathland enjoyed by riders and walkers alike.

Points of Interest

Hordle Pharmacy	0.6 Miles
The Plough Inn	0.6 Miles
Danestream Farm Shop	0.9 Miles
Hordle Primary School	1.1 Miles
Ballard Private School	2.0 Miles
Priestlands Secondary School	4.3 Miles
Lymington Hospital	4.6 Miles
Brockenhurst Train Station	5.8 Miles
The Pig	6.7 Miles

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 for 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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