



Danesford

*Sway Road, Tiptoe, Lymington, SO41 6FQ*

SPENCERS  
NEW FOREST









## DANESFORD

SWAY ROAD • TIPTOE • NEW FOREST

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*A versatile five-bedroom country residence with two courtyard cottages, pool house, swimming pool, two stables, paddock and grounds extending to approximately 1 acre. This character home is beautifully appointed, and the well-planned arrangement of accommodation provides an excellent solution for multi-generational living, or to generate a significant income.*

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### Principle Residence

- Reception Hall • Drawing Room • Dining Room • Kitchen/Family Room
- Study • Utility Room • Principle Bedroom Suite with En-Suite and Dressing Room
- Four Additional Double Bedrooms • Family Bathroom and Further En Suite Bathroom

### Grounds, Cottages & Outbuildings

- Grounds extending to approximately 1 Acre • Heated Outdoor Swimming Pool
- Pool House • 2 Cottages • 2 Stables • Ample Off-Road Parking

**£1,750,000**



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*Danesford provides the solution for multi-generational living or to generate income* ”



## Principal Residence

A fine entrance hall with bespoke mahogany balustrade staircase leads to the spacious drawing room with Minster stone open fireplace and triple aspect windows. From the hall, the exceptional dining room with wood panelling houses a twelve-seater dining table and has an open fireplace with mahogany pillared surround. There is a large study with bay window and stone fireplace with wood burning stove.

The handmade wooden kitchen has an electric AGA with the AGA companion and provides ample storage with granite work surfaces. The central island has an oak worktop and wine rack. Integrated appliances including Bosch dishwasher and Hotpoint double draw fridge. The roof lantern floods the room with light and there are glazed doors to the rear terrace and to the swimming pool. An inner hallway has a walk-in larder and cloakroom and a stable door lead to a large boot room and utility area with butler sink, space for a washing machine and tumble dryer and where the gas boiler is located.

The first-floor landing leads to five bedrooms and has ample storage including a wall of fitted wardrobes. The main bedroom suite overlooks the swimming pool and double doors lead to a balcony where an ornate spiral staircase leads down to the walled swimming pool area. There is well appointed en-suite bathroom with archway to the dressing room for the main suite. The guest bedroom suite also has a door to the balcony and another to the en-suite Travertine tiled bathroom with separate shower. A further guest bedroom can also access this en-suite bathroom via 'Jack and Jill' arrangement of doors. There are two further bedrooms with fitted wardrobes and the family bathroom has a Travertine polished marble floor and walls with raised bath and separate shower.







## PRINCIPAL RESIDENCE

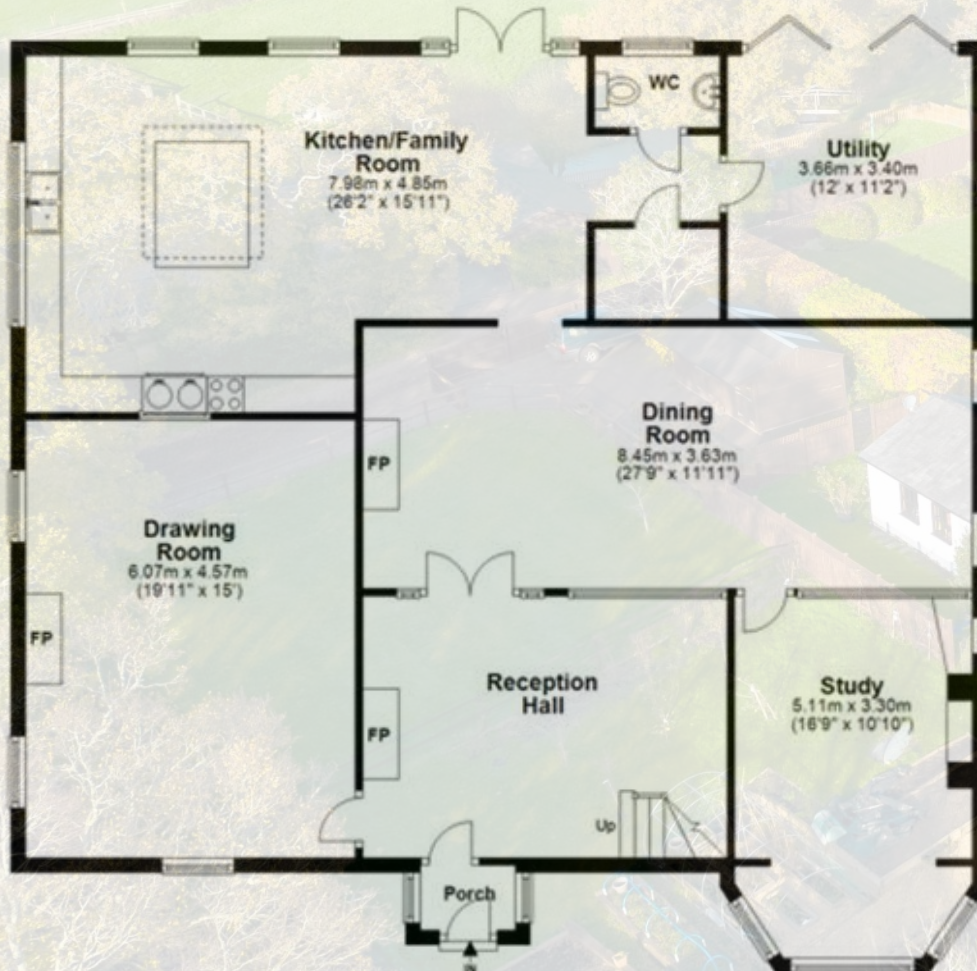
### Approx Gross Internal Areas

Main House: 272.1 sqm / 2929.0 sqft  
Courtyard Cottage: 158.7 sqm / 1708.2 sqft  
Pool House: 45.6 sqm / 490.8 sqft

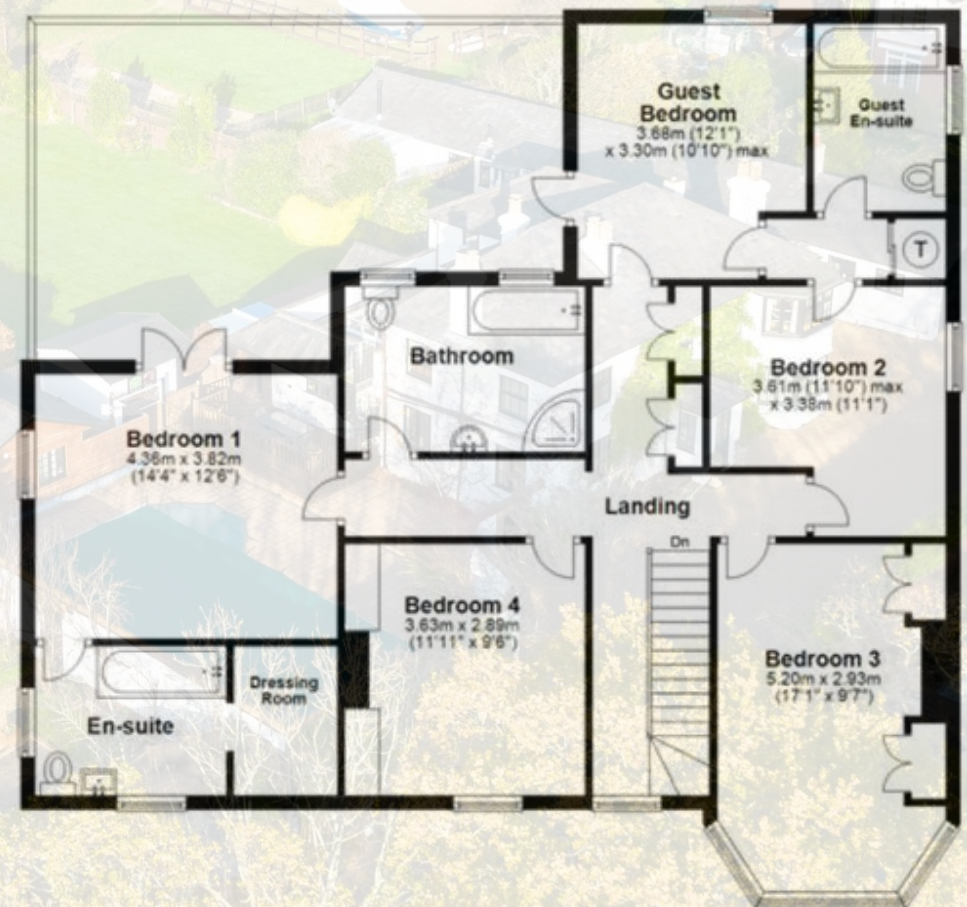
Miscellaneous Outbuildings:  
42.3 sqm / 455.3 sqft

**Total Approx Gross Area:**  
**518.7 sqm / 5583.3 sqft**

### Ground Floor



### First Floor









## The Cottages

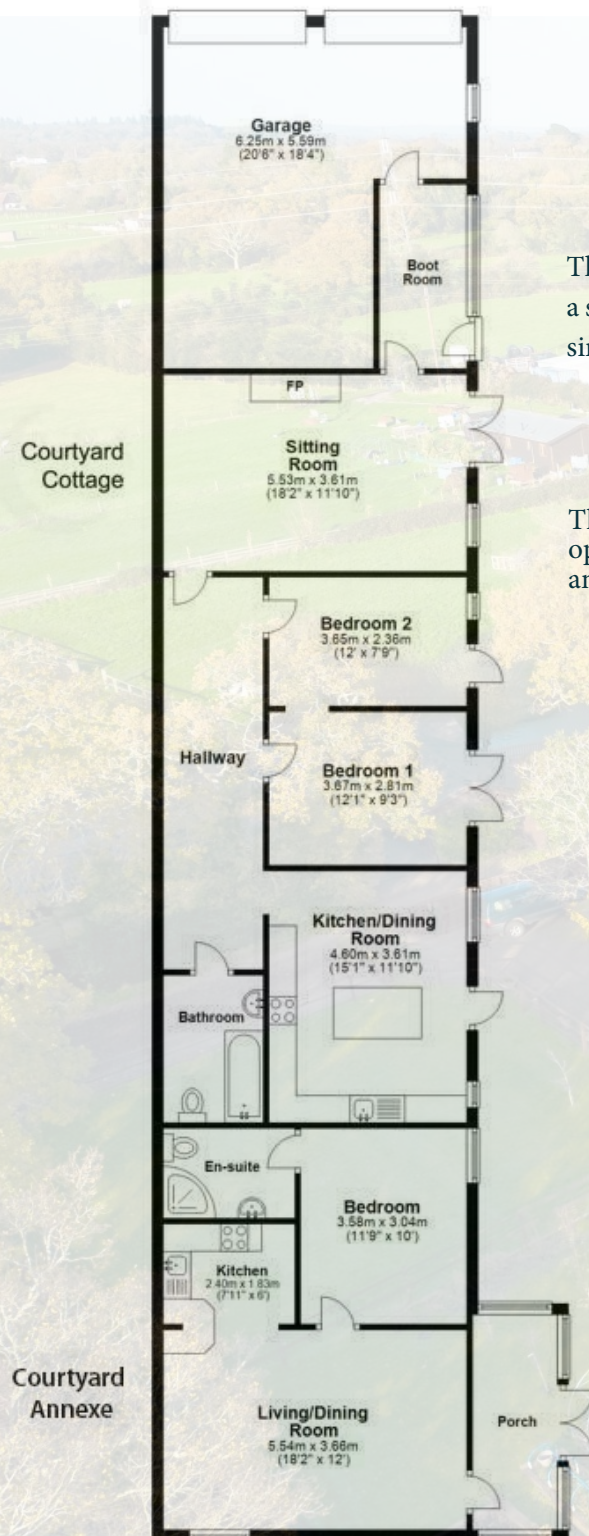
### Courtyard Cottage:

This well-planned two-bedroom home features a generous sitting room with a fireplace and wood burning stove as well as a spacious and comprehensively fitted kitchen/dining room. The inner hall provides access to a double bedroom, a generous single bedroom and a family bathroom. There is also a boot/utility room and access into the garage.

### Courtyard Annexe:

This charming one-bedroom home benefits from a private sun terrace and garden with an open outlook to the rear. The open-plan living/dining room has a vaulted ceiling and glazed door leading to the garden. The kitchen is well fitted with an electric oven and gas hob. The double bedroom has an en-suite bathroom.

## COTTAGE & OUTBUILDING FLOOR PLAN



### Pool House











## Agents Note:

A further cottage with a certificate of lawfulness and 2-3 acres of land with a menage may also be available by separate negotiation.

## Grounds & Gardens

The grounds extend to approximately 1 acre comprising two holding paddocks, attractive formal lawns with mature planting, a large vegetable garden and entertaining terrace which wraps around the house and overlooks the swimming pool.

## Swimming Pool

Danesford boasts a heated outdoor swimming pool which is surrounded by high walls and a large, extensive terrace with a raised decking. The pool measures 12 metres x 5 ½ metres and is 8ft at its deepest.

There is an adjacent pool house which comprises a shower room, bedroom and open-plan living area. An external door provides access to the pump room.







Nearby forest images

## Services

Energy Performance Rating: D

Council Tax Band: G

Tenure: Freehold

## The Situation

The property is situated in the hamlet of Tiptoe within the New Forest National Park in a semi-rural setting. The Georgian market town of Lymington with world renowned yachting facilities and famous Saturday market is close by as well as the town of New Milton and the village of Milford on Sea which offering extensive coastal walks and safe beach swimming within a 5-minute drive. The villages of Sway and Brockenhurst are a few miles to the north-east both with mainline rail links to London Waterloo (approximately 90 minutes) and bustling communities of shops and restaurants.

## The Approach

There are two gravel driveways, one of which leads to the front of the main house where there is ample parking and a turning area in front of the garage. The second driveway leads along the side of the grounds passing the holding paddock, providing access to the stables and additional parking at rear of the cottages beyond.

## Directions

From our office in Brockenhurst take the first right into Sway Road. Continue to the end of Sway Road and turn right and again continue for approximately three miles into Tiptoe. Continue past the Tiptoe Church which is on the left-hand side and the property can be found on the right-hand side just after passing The Plough country pub.

## 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: [brockenhurst@spencersnewforest.com](mailto:brockenhurst@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)