



Holly Gate

Tiptoe Road, Wootton, BH25 5SJ



SPENCERS





A fantastic opportunity to acquire this spacious four bedroom detached chalet style home, situated on a generous plot including a holding paddock and a selection of useful outbuildings. Located in a semi-rural forest village, just moments from the open forest. Offered to the market with no onward chain!

The Property

A spacious hallway provides access into the open plan sitting room with French doors onto the rear garden with views of the holding paddock beyond and a bay window to the front aspect with window seat below, allowing for ample light.

On the other side of the hallway is a door through to the kitchen/dining area, also benefitting from French doors out to the rear garden. The kitchen comprises a wide range of base and wall units with attractive Granite worktops over and a central island offering further storage and worktop space. Integrated appliances include a dishwasher, full height fridge/freezer and a Range Cooker with six ring gas hob. The good sized study sits just off of the kitchen with front aspects.

The principal bedroom suite is situated on the ground floor with a bay window to the front and spacious walk in en suite shower room/dressing room. A cloakroom sits to the side of the stairs featuring a WC and wash basin.

Stairs rise to the first floor where there are three further bedrooms and a family bathroom featuring a bath with shower over, WC and wash basin. Bedrooms two and three are generous doubles with windows to the front aspect with views of neighbouring paddocks and Velux windows to the rear. The fourth bedroom is a single room, also with a front aspect window.



£850,000

4 3 2



The Situation

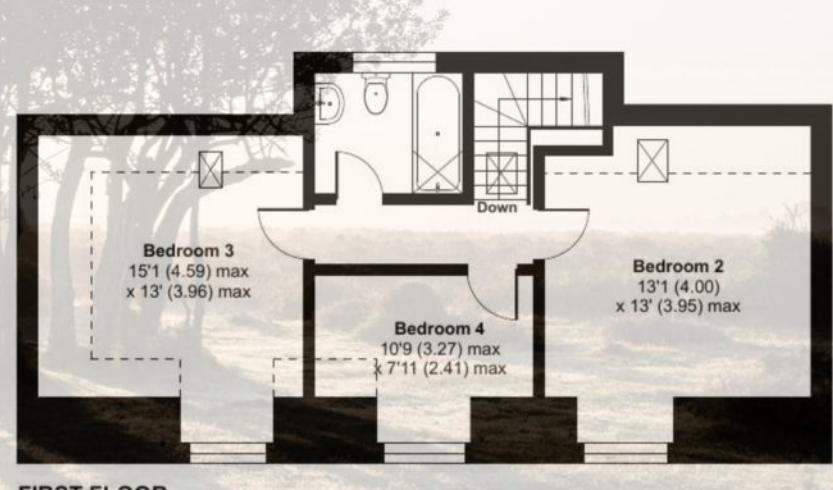
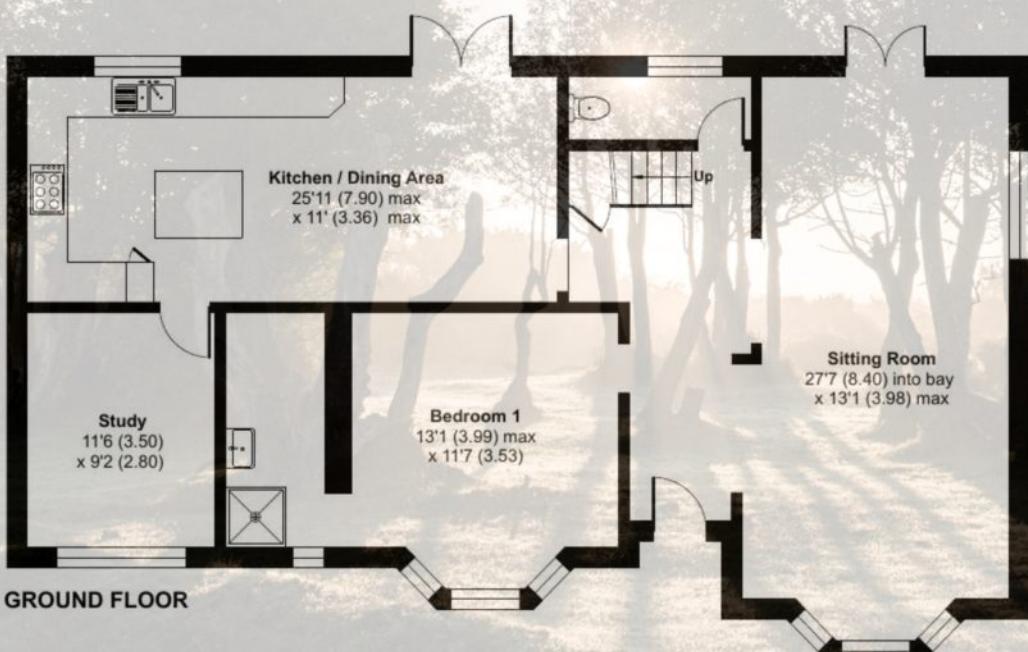
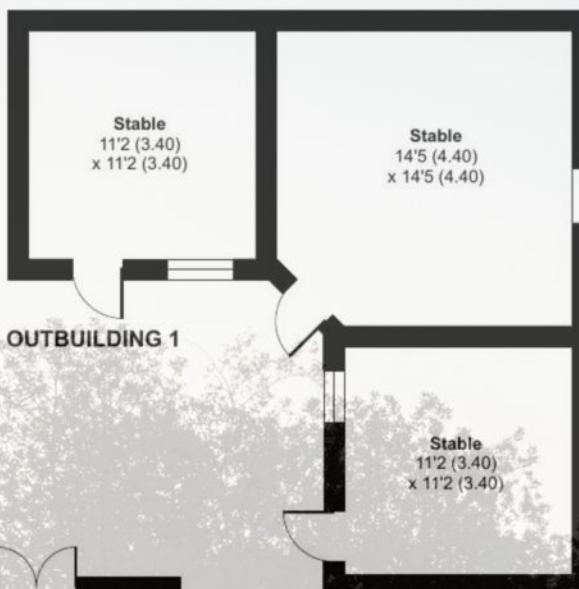
Tiptoe is a small forest village with two churches, a school, an associated pre-school and a pub. The forest is easily accessible and brings you onto Boundway, one of the most attractive areas of the forest with far reaching views and stunning walks. Some two miles west is the village of Sway offering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



Approximate Area = 1621 sq ft / 150.5 sq m
Limited Use Area(s) = 95 sq ft / 8.8 sq m
Garage = 272 sq ft / 25.2 sq m
Outbuildings = 629 sq ft / 58.4 sq m
Total = 2617 sq ft / 242.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nthecon 2025.
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Grounds & Gardens

An in and out driveway spans the entire width of the property allowing for ample off road parking and gives access to the detached garage. To the rear of the property there is a large brick built outhouse which currently houses the white goods and provides additional storage, or could be converted to a home gym/home office.

The rear garden is primarily laid to lawn with some small areas of paving. A picket fence divides the garden to the holding paddock where the wooden triple stable block is located, benefitting from both power and water. Bordered by both fencing and mature hedging, the grounds are both tranquil and private.





Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 67 Potential: 80

Services: Mains gas, electricity and water

Drainage: Septic tank

Heating: Gas central heating

Property construction: Standard Construction

Flood Risk: Very low

Broadband: FFTP - Fibre to the property directly.

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Mobile signal/coverage: No known issues, buyers to check with their provider for further clarity.

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 passing the school on your right and the property is on the right after passing the Wootton and Bashley Club.

Important Notice

Spencers Property 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 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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