



1 Danehurst New Road

Tiptoe, Lymington, SO41 6FW

SPENCERS
NEW FOREST





1 DANEHURST NEW ROAD

TIPTOE • NEW FOREST

A truly stunning and deceptively large five-bedroom detached home offered to the market in exceptional condition.

Situated on a lovely private and peaceful plot, this property offers versatile living space that stretches to just over 2,200 sqft and is situated moments from the open forest and local amenities.

£895,000



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The Property

The main front door leads into a brick-built porch, ideal as a boot room, before a set of double doors lead you into a large, bright and airy double height sitting room with wooden flooring and vaulted ceiling, giving ample space for seating, feature bay window, inset log burner and door leading to the garden. Stairs lead up to the first floor galleried landing from here.

Through from the living room is a spacious kitchen/dining room with picture window, and bi-fold doors leading to the rear garden allowing the inside to connect with the garden beautifully.

The shaker style kitchen offers an array of both low lying and eye level storage units with inbuilt dishwasher, microwave and ovens and inset butler style sink. A further kitchen island gives more central storage units and further worksurface space, electric hob and has the extra benefit of a fitted wine cooler.

The dining area sits at the end of the kitchen and gives a fantastic element of both entertaining and family space with its connectivity into the living room and garden. A separate door from the kitchen leads into a useful utility room boasting more storage and space for a washing machine and tumble dryer.

A door from the sitting room gives great separation to a further inner hallway that leads to all the ground floor bedroom accommodation. The first two rooms you meet are both double bedrooms that sit either side of the hall and both are serviced by a well fitted three-piece shower room.

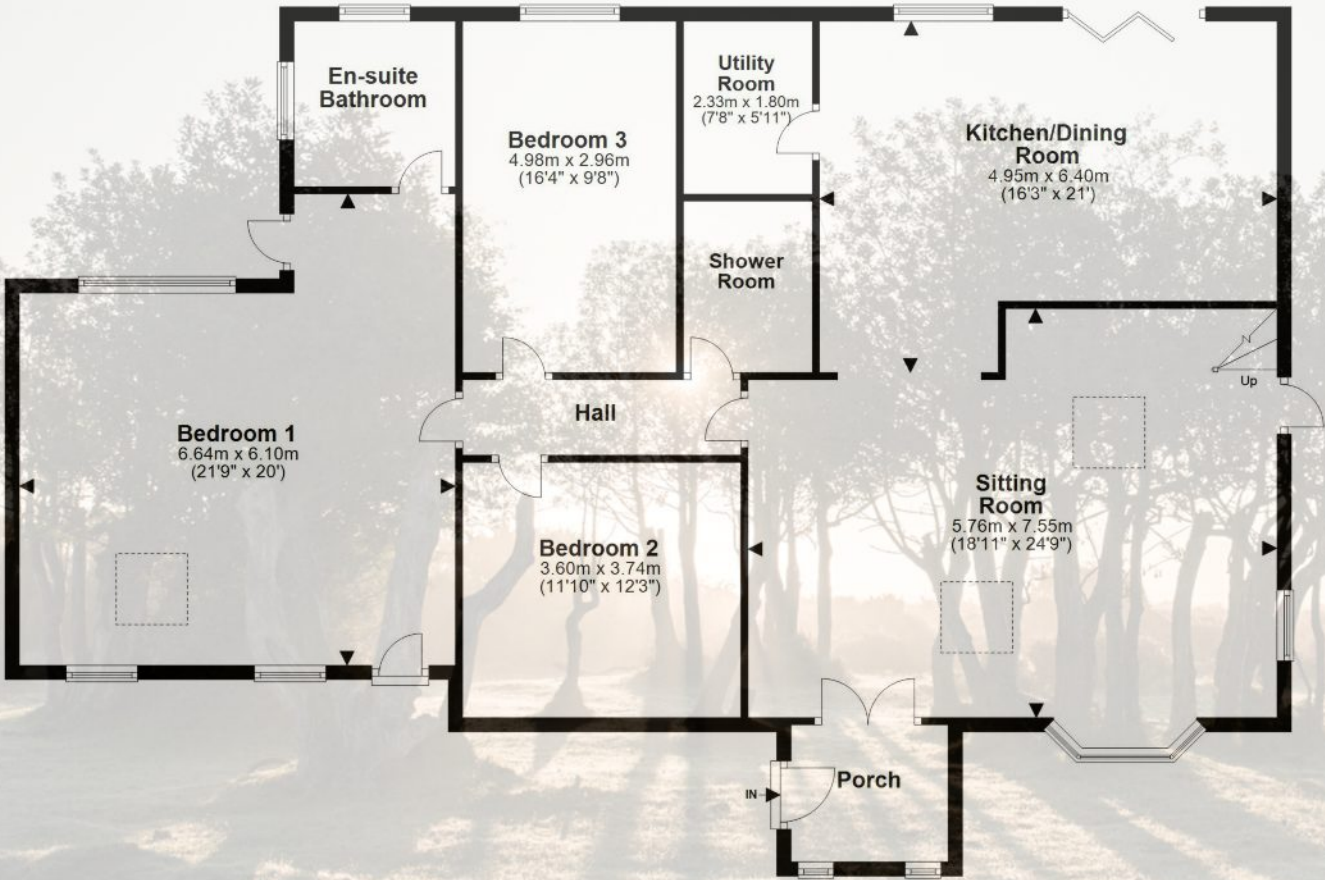
At the end of the hallway is a larger than average double bedroom with beautiful, vaulted ceilings, double aspect views, a large picture window and a door leading to the rear garden. This bedroom has its own en-suite bathroom and provides further ample space for seating area and could be utilised as a self contained annexe if required.

Stairs from the sitting room leading to a first-floor galleried landing that give sight of the living accommodation below and provides access to two further double bedrooms both of which are serviced by a good sized four-piece bathroom.

Floor Plan

Approx Gross Internal Area
207.7 sqm / 2235.8 sqft

Ground Floor



First Floor





Grounds & Gardens

A five bar wooden gate opens onto a gravel driveway offering off street parking. The gravel driveway leads to a paved terrace that connects you to the main front door and porch. The property sits centrally in its plot giving a lovely wrap around garden that allow peaceful views from the house.

The front garden is mostly laid to lawn with hedging and flower beds and is sectioned off by a secure fence with gate leading to the back garden. The rear garden equally is mostly laid to lawn with a diverse range of planting and trees throughout. A small thatched gazebo sits at the rear of the garden providing a protected outside seating area with the further benefit of a large patio around at the end of the garden which has a fence surround and boasts a fitted wooden pergola and brick built BBQ area. A large shed sits in the corner of the plot, ideal for housing the garden furniture.

The Situation

Tiptoe is a small village with two churches, a school, an associated pre-school and a public house. 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 to the south. 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.



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 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.



Additional Information

Tenure: Freehold

Council Tax Band: F - Property is currently registered as a holiday let

Energy Performance Rating: D Current: 61 Potential: 80

Services: Mains gas, electric and water

Private drainage: Septic tank (sole use) within the boundary of the property

Gas central heating

Construction Type: Standard Construction

Flood Risk: Very low

Broadband: ADSL Copper-based phone landline

Current broadband supplier: TalkTalk

Superfast broadband with speeds of up to 49 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyer to check with their provider.

Directions

From our office in Brookley Road, turn left and take the right turning on the right into Sway Road. Continue to the end of Sway road and turn right onto the B3055. Continue into Sway, passing the Hare & Hounds Pub on your left hand side. Continue to follow the B3055 which then becomes Arnewood Bridge Road. Proceed to follow the road for approximately 1.5 miles before turning right into Wootton Road. Continue along Wootton Road and turn left opposite Tiptoe Primary School into Danehurst New Road. The property can then be found on the left hand side.



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

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk