



The Meadows

Tiptoe Road, New Milton, BH25 5SL

SPENCERS
NEW FOREST





THE MEADOWS

TIPTOE ROAD • NEW MILTON

One of the finest examples of a well presented and configured four bedroom country home with immaculate grounds approaching 3.24 acres, with extensive al fresco entertaining areas and an array of outbuildings including three stables, separate self-contained gym/studio and office. Presented in immaculate condition throughout with a detached double garage and ample parking. Within easy reach of the open forest and offering excellent riding opportunities, a viewing is highly recommended to fully appreciate this unique property.

£1,450,000



4



2



3





The Property

A large loggia style covered entrance porch leads to a spacious reception hallway where an oak staircase rises to the principal bedroom suite. A beautiful oak floor runs throughout the hall and continues into the sitting room which is set at the rear of the property with bi-folding doors spanning the far wall overlooking the gardens and leading out onto the covered terrace. The sitting room benefits from an inset wood burner as a focal point with symmetrical windows to either side.

The family kitchen/dining room opens up from the hall and is set across the rear of the property with dual aspect across the gardens and with French doors leading out onto the magnificent terrace. The kitchen is open plan to the dining area which can accommodate a generous table and chairs and a ceramic floor runs throughout. A quality kitchen is fitted with extensive units set at base level with coordinating quartz stone worksurfaces with large central kitchen island offering further storage, worksurface and breakfast bar area. A gas fired Aga is fitted along with secondary cooking facilities including an electric fan oven, combination microwave oven set at eye level, Teppanyaki hob and induction hob. Further appliances include a wine cooler, sink unit with Quooker Boiling Tap, fitted corner larder cupboard, space for a dishwasher and space for a large American style fridge freezer.

The utility room is set off the kitchen offering space and plumbing for appliances with further storage units, a wall mounted gas boiler and work surfaces with inset sink unit. An external door leads to the side gardens.









The Property Continued...

The ground floor offers three double bedrooms and a family bathroom to support the accommodation. There are two bedrooms set at the front of the property both generous sizes and a third twin bedroom with side aspects. The bathroom offers a modern suite with both a freestanding double ended bath and separate large walk in shower with WC and vanity wash hand basin. Stairs leads up to the first floor suite which comprises a spacious principal bedroom with light airy accommodation with dual aspects and plantation shutters to the windows. A generous ensuite is set off the room and offers a walk in shower, vanity wash hand basin and WC.

Grounds & Gardens

Electric wooden gates lead onto an area of off street parking and provides access to the garage, outbuildings, stable and entrance into the main property.

The front garden is mainly laid to lawn with a path leading up to the covered storm porch.

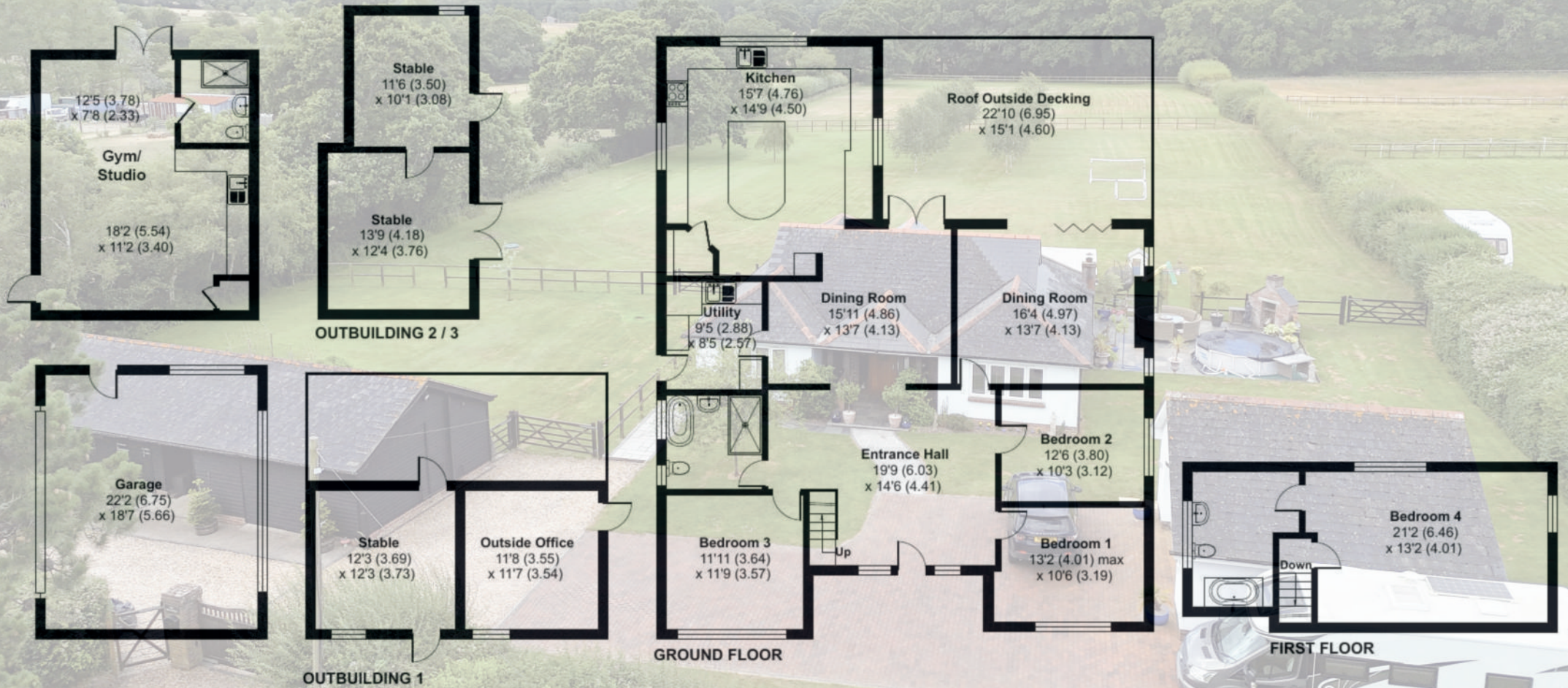
A detached double garage is set to one side with electric up and over door and side pedestrian door with storage to the eaves and off street parking in front.

The garden wraps around to the rear gardens which are a real feature of the property with extensive level lawns leading to a rear fenced area which could be utilised as a paddock or as a smallholding. A line of parallel ornamental miniature silver birch trees are planted in a symmetrical line directing the eye to the rear of the paddock.

Immediately abutting the back of the property is a superb covered decking area with level access from both the sitting room and kitchen dining room, ideal for entertaining and alfresco dining. A detached oak framed covered pergola with grape vine protect this area from the elements. Steps lead down to a large further paved terrace and brick built BBQ which wraps around the side of the property.



Approximate Area = 2034 sq ft / 188.9 sq m
Annexe = 398 sq ft / 36.9 sq m
Garage = 409 sq ft / 37.9 sq m
Outbuildings = 582 sq ft / 54 sq m
Total = 3423 sq ft / 317.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1153629



Outbuildings

An attractive wooden clad stable complex has been adapted to now incorporate extensive storage, stables and gym/studio including a tractor/hay barn, a foaling stable, two further stables, one of which has been insulated and plastered to make a home office and a self contained gym/studio which benefits from a shower room and patio doors leading out onto a garden area. There is ample parking for a horse box, and trailers.

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 left after another 300 metres, before the turning for Wootton Rough.



Additional Information

Main gas, electric and water

Sewage Treatment Plant

Tenure: Freehold

Property Construction: Standard construction with painted render

Energy Performance Rating: C Current: 72 Potential: 79

Council Tax Band: F

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Conservation Area: No

Flood Risk: No Risk





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.

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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