



3 Danehurst New Road

*Tiptoe, SO41 6FW*

SPENCERS



*An exceptional opportunity to acquire a beautifully extended and partly refurbished three-bedroom detached bungalow, discreetly positioned along a private no-through lane in the heart of the highly regarded village of Tiptoe, just a short stroll from the open forest.*

## The Property

The accommodation is centred around a striking open-plan kitchen, dining, and living space, perfectly designed for both everyday family life and entertaining. The bungalow further benefits from three generous double bedrooms, two bathrooms, a substantial gravel driveway providing ample off-road parking, and a particularly generous south-facing rear garden offering excellent outdoor potential.

Although the property remains in the final stages of refurbishment, the already completed areas have been finished to an exceptionally high and meticulous standard, with careful attention paid to detail, materials, and craftsmanship throughout.

Upon entering the property, a welcoming hallway leads seamlessly into the impressive open-plan living area. This stunning space incorporates a contemporary kitchen, dining area, and sitting room, with elegant herringbone flooring flowing throughout and expansive bi-folding doors opening onto the rear garden, creating a wonderful sense of light and indoor-outdoor living. The kitchen itself is both stylish and practical, featuring a classic Shaker-style design complemented by brushed brass fittings and a substantial peninsula breakfast bar. Integrated appliances include a double butler sink, induction hob, double oven, and a full-height fridge/freezer.

Open from the kitchen is a spacious and inviting sitting room, enhanced by a vaulted ceiling with Velux windows and additional bi-folding doors, flooding the space with natural light and creating an airy and uplifting atmosphere.

**£600,000**



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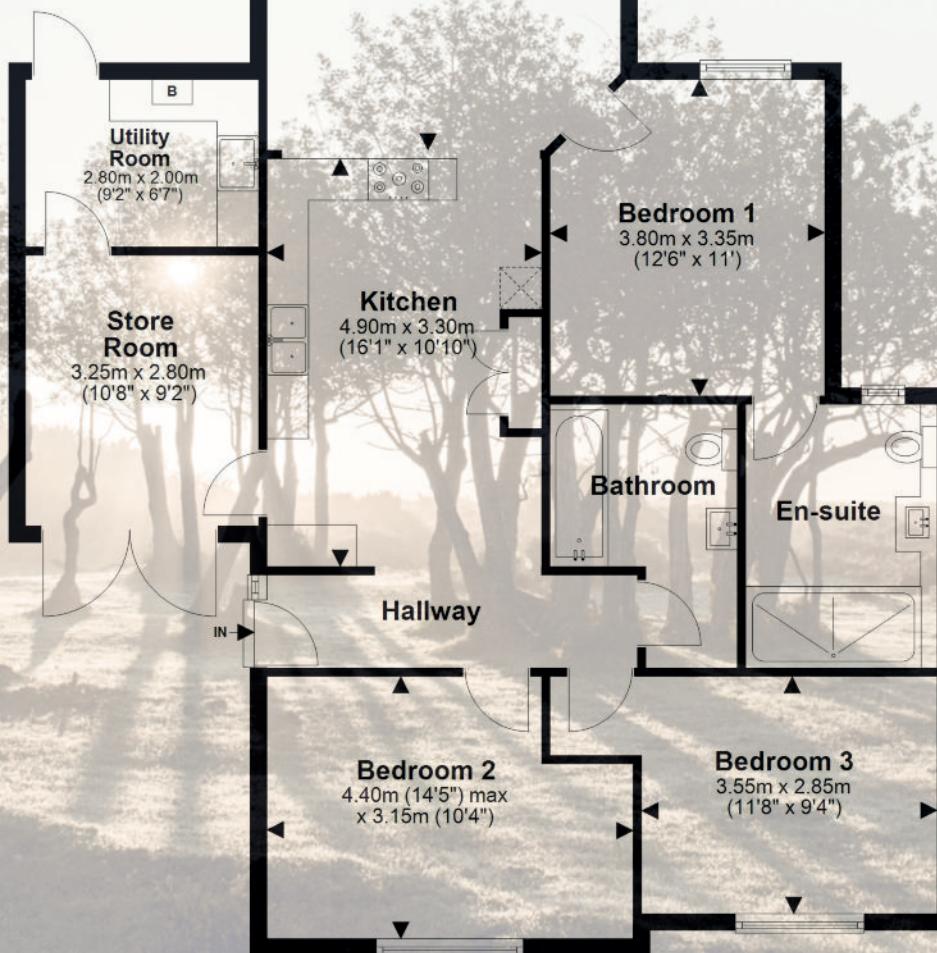


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# FLOOR PLAN

Ground Floor

Approx Gross Internal Area  
108.4 sqm / 1166.8 sqft





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*The property has been extensively rebuilt, thoughtfully remodelled, and significantly extended by the current owner to create a stylish and contemporary home that blends modern design with practical living.*

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## The Property Continued...

Adjacent to the kitchen is a large and versatile store room with double doors opening onto the driveway, providing excellent storage or further potential. A utility room is accessed from the store room and also benefits from direct access to the rear garden; this space is yet to be fitted, allowing a purchaser to personalise to their own taste.

The bungalow boasts three well-proportioned double bedrooms. The principal bedroom enjoys the luxury of a particularly spacious en-suite shower room, featuring a walk-in shower, wash basin, and WC, finished with elegant brushed brass fittings and subtle low-level lighting. The remaining two bedrooms are both generous doubles, enjoying a pleasant front aspect and offering ample space for wardrobes. These bedrooms are served by a family bathroom, which is yet to be fitted and offers further scope for personalisation.

## Agents Note

Please note the following photos have been staged using AI to show an idea of the end potential;

- Front external image
- Bedroom image

The utility room and family bathroom are also yet to be fitted.

## 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.



## Grounds & Gardens

Outside, the property is set back along a peaceful private no-through road, ensuring a high degree of privacy and tranquillity. The expansive gravel driveway provides ample parking for multiple vehicles.

To the rear, the south-facing garden is of an excellent size and, once landscaped, will provide a delightful and sun-filled outdoor space ideal for entertaining, relaxation, and family enjoyment.

## Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 75 Potential: 79

Services: Mains gas, electric & water

Heating: Gas central heating

Drainage: Private Cesspool drainage system

Property Construction: Standard construction

Flood Risk: Very low

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property

Superfast broadband with speeds of up to 50 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.



## 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 be found on the left hand side.



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

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