



**Tiptoe Lodge Farm**

*Middle Road, Tiptoe, SO41 6FX*

**SPENCERS**  
NEW FOREST





# TIPTOE LODGE FARM

MIDDLE ROAD • TIPTOE • NEW FOREST

*A characterful forest home and small holding set within approximately 2 acres of stunning gardens and paddock and a range of large outbuildings extending to over 3700 sq. ft. of space to include a large barn (37ft x 34ft), oak framed workshop, garage and six stall stable block.*

*There is an annexe providing useful additional income and the whole is presented in excellent condition. The main house dates back to 1850 and has been sympathetically modernised by the current owners. The open forest is within an easy walk or ride along quiet nearby lanes.*

**£1,500,000**



4



3



2





## The Property

A welcoming reception hallway with exposed beams and ceramic tiled flooring has a turning staircase to the first floor. The farmhouse style kitchen is a generous living space with ample room for dining to one end where french doors lead to the rear garden.

The fitted kitchen of ample wooden cupboards has stone quartz work surfaces, a quarry tiled floor and the Aga cooker provides a lovely focal point. There is an adjacent utility boot room with space for the American style fridge freezer, washing machine, dryer and access to the grounds. There is also a cloakroom situated here.

The delightful sitting room is full of character with the original stone fireplace having a log burning stove and a door to the study. The family snug has a glazed door to the garden and another attractive fireplace alcove.

The first floor accommodation comprises four bedrooms, three with fitted wardrobes and with the principal bedroom having an en suite shower room.

The three further bedrooms are served by the generous family bathroom which has a separate shower and a free standing bathtub. The hot water tank and airing cupboard are located in the bathroom.





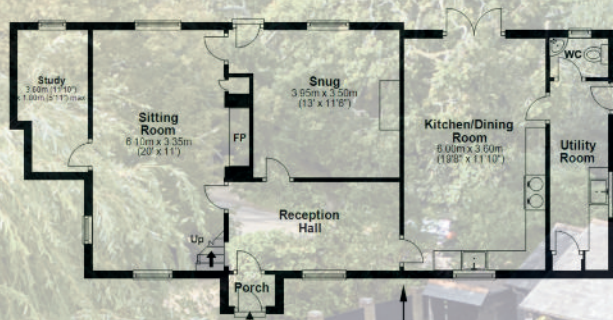
# Floor Plan

## Approximate Gross Internal Areas

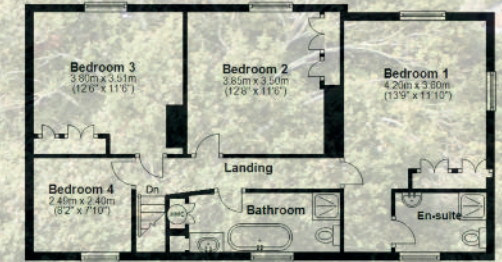
Main House: 158.5 sqm / 1706.1 sqft  
 Outbuildings (not necessarily in correct position/orientation):  
 349.9 sqm / 3766.3 sqft

**Total Approximate Gross Area: 508.4 sqm / 5472.4 sqft**

Ground Floor



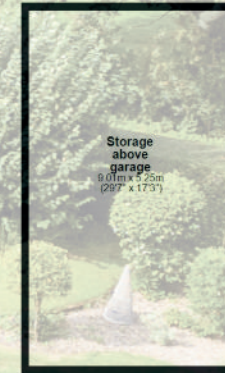
First Floor



Main House

Agricultural Buildings

Main House







## Grounds & Gardens

The grounds extend to some 2 acres and are ideally suited to those looking for a smallholding with extensive outbuildings for a variety of uses. The owners are keen collectors of classic vehicles and have developed excellent facilities to maintain the vehicles and safe storage.

Double entrance gates lead to ample parking in a gravel courtyard which has an oak framed garage building with open bays and a large store room above. The impressive barn can house many vehicles such as horse boxes, cars, campers etc and has a WC and internal storage area.

There is an open plan one bedroom studio with delightful covered terrace overlooking the paddock tucked away behind the barn. This has potential for an income stream. The paddock has excellent stock, post and rail fencing and the access track is in very good condition.

There is a wooden building with 6 separate bays with secure doors for agricultural storage and ideal for conversion to stables.

The gardens directly surrounding the main residence are beautiful with a weeping willow tree, a variety of cottage planting all around a large lawn and accessed from the rear of the house.







## 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. Then take the right turning into Middle Road. The property can be found behind large black wooden gates on the right hand side and after around 500 metres.

## Additional Information

Tenure: Freehold

Mains gas, electric and water

Private drainage with septic tank

Council tax band: F

Energy Performance Rating: D Current: 62 Potential: 80

## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.







## 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 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 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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