



Twistlewood

Rhinefield Road, Wootton, BH25 5TU

SPENCERS
NEW FOREST





TWISTLEWOOD

RHINEFIELD ROAD • WOOTTON • NEW FOREST

Set in an idyllic and secluded location, within the heart of the open forest, this four/five bedroom family home has been sympathetically extended and re-furbished to a high-standard by the current Vendor's in recent years. The property benefits from a self-contained annexe which is currently utilised as a successful holiday let providing a home with the potential to derive an income, or would equally suit a family looking for multi-generational living. A large south westerly facing garden and adjoining paddock/orchard make the property the ideal package for New Forest living.

£1,095,000



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The Property

This spacious home offers a flexible and well configured layout in line with a modern day lifestyle extending to approximately 2,336sqft. The entrance hall, which gives access to the ground floor bedrooms, opens into a welcoming reception room and kitchen.

The kitchen features a vaulted ceiling with solid oak beams and Velux windows, making this a light and bright space. Comprising a full range of floor and wall mounted shaker style units with solid wood worktops over, an electric Leisure Range cooker with five ring gas hob (fuelled by LPG gas) with extractor hood over, integrated fridge/freezer and washing machine. A rear door leads out from the kitchen to the rear covered porch, offering an ideal space for alfresco dining.

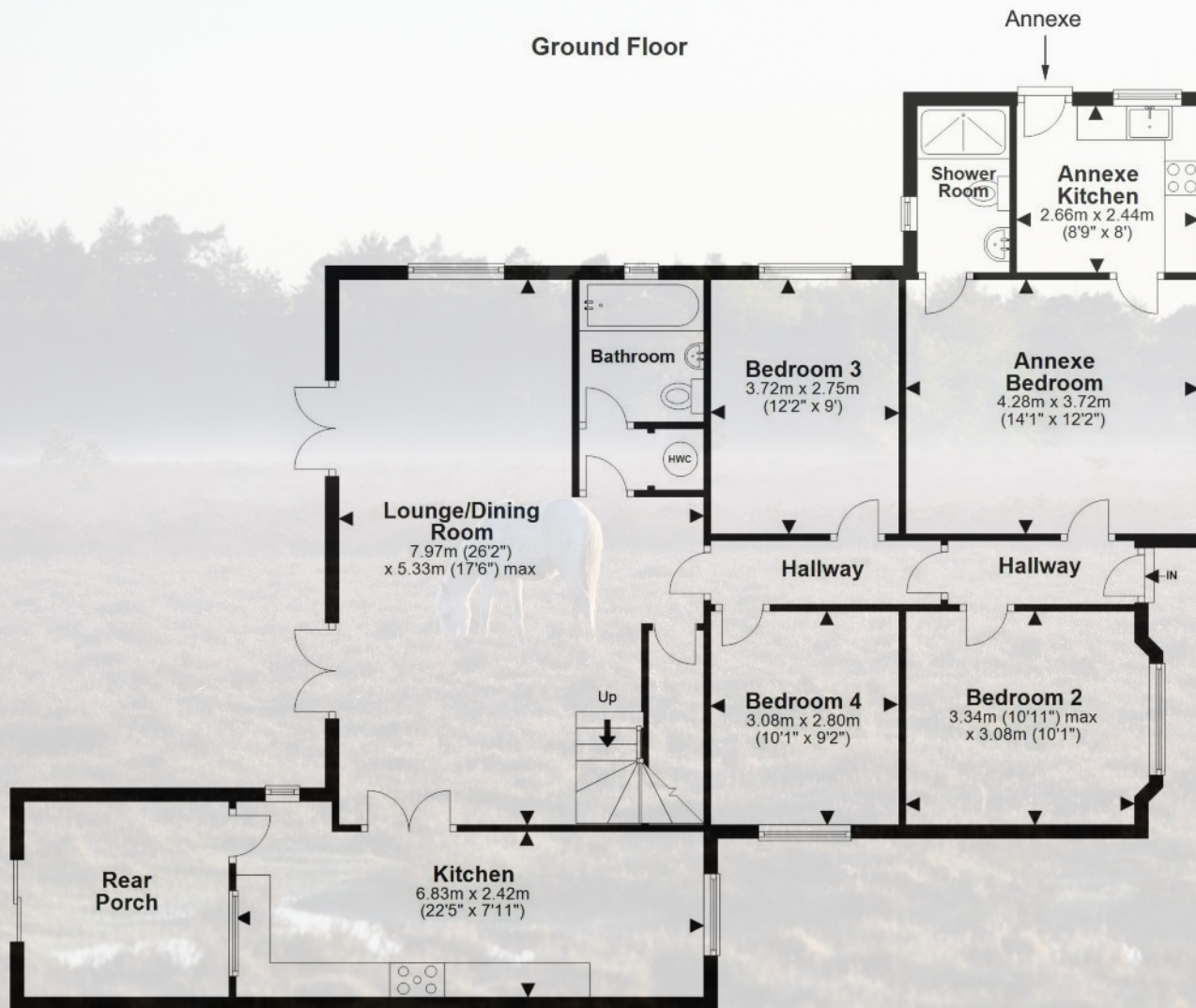
The open plan sitting and dining room is partly carpet and part wood flooring. Clearview 500 log burner with brick hearth is a specific feature of the cosy sitting area and also benefits from two sets of French doors leading out to the south westerly facing rear garden. The staircase from the dining area leads to the first floor main bedroom suite. This large, light and airy room features Velux windows and an en-suite bathroom comprising a Milano heated Jacuzzi bath and shower cubicle.

The other three bedrooms in the main house are all doubles and accessed from the entrance hallway. A further double bedroom can be accessed though an internal door from the hallway, but is currently utilised as the annexe bedroom.

The self contained annexe is accessed through an external stable door to the side of the property. Currently being run as a successful self catering holiday let generating a healthy income. Comprising a fully fitted kitchen with space for breakfast table, spacious double bedroom with open fireplace and an en-suite shower room.

Floor Plan

Ground Floor



Approx Gross Internal Areas

Main House: 196.0 sqm / 2114.0 sqft

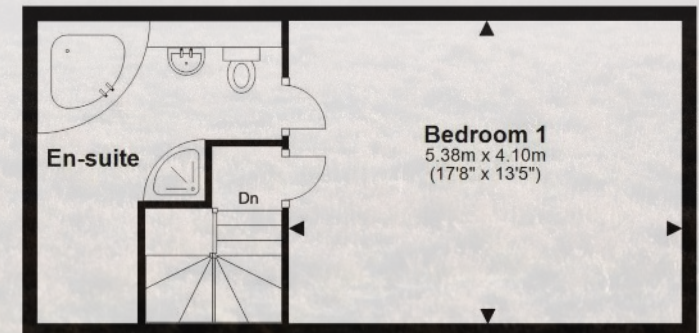
Porch: 8.5 sqm / 91.0 sqft

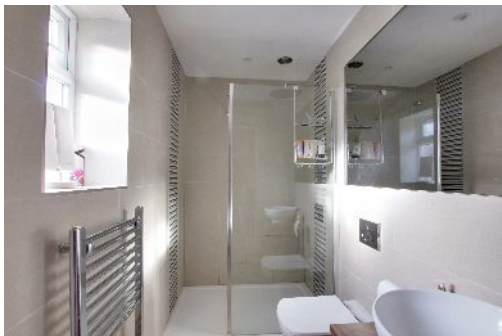
Annexe: 20.6 sqm / 222.0 sqft

Total Approx Gross Area:

225.1 sqm / 2427.0 sqft

First Floor





Grounds and Gardens

The gardens and paddock are a particular feature of the property, with a large south westerly facing garden amounting to 0.35 acres, primarily laid to lawn with an area of patio at the rear of the property. Also benefiting from a converted double garage currently utilised as a games room and a selection of sheds and covered log storage.

To the front of the property there is a five bar gate giving access onto the private driveway allowing for off road parking for multiple vehicles. The adjoining paddock/orchard, amounting to 0.6 acres, also benefits from an enclosed area of parking, accessed by a further five bar gate.

Situation

Tucked away in this wonderful forest location, the property is situated within the New Forest National Park with easy access to the villages of Brockenhurst and Sway which each offer a mainline rail connection to London Waterloo. The property also offers easy access to the A35/A337 for connections to both Southampton and Bournemouth. The popular sailing and yachting facilities of Lymington and access to the Solent is within a drive. The village of Brockenhurst lies approximately three miles away and benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club. The Georgian market town of Lymington is approximately six miles away with its Saturday market and a ferry service to Yarmouth, Isle of Wight.



Directions

From the B3058 Holmsley Road heading West from Wootton, continue for approximately 0.8 miles and then turn right onto Wootton Farm Road. Take the next right onto Rhinefield Road and the property is then the first on your right hand side.

Services

Main water and electricity connected

Private Drainage - A new Bio Pure System 2 waste treatment system has just been installed to comply with current regulations

Oil fired central heating via external boiler (1300ltr oil tank)

The annexe is heated separately via a combi-boiler fuelled by LPG gas cylinders

Council Tax Band: E

Energy Performance Rating: F

Tenure: Freehold

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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