



**The Old School House**

*Tiptoe Road, New Milton, Hampshire, BH25 5SL*

**SPENCERS**  
NEW FOREST









# THE OLD SCHOOL HOUSE

TIPTOE ROAD • NEW MILTON

*A characterful three bedroom detached former Victorian school house with a large and mature private garden, conservatory, detached garage and outbuildings offering excellent potential to refurbish and extend, if required. (STPP)*

*Within easy reach of the open forest and situated in the forest hamlet of Tiptoe.*

£895,000



3



4



2





## The Property

A central front door leads to the hallway and a door leads to the dining area open to the sitting room with a log burning stove and french doors to the delightful garden.

The hall leads into the generous farmhouse style kitchen with Aga range cooker and a selection of freestanding and fitted storage. A single door leads into the hardwood conservatory which incorporates a utility room.

From the conservatory a door leads into the large ground floor bathroom with shower cubicle and WC. From the kitchen a further door leads into the study/family room. An inner lobby has the staircase to the first floor accommodation.

There are three double bedrooms and the bedroom to the front of the house has far reaching views across the adjacent farmland. The large family bathroom serves all bedrooms and has a bath, shower, WC and ornate original hand basin.



## Grounds & Gardens

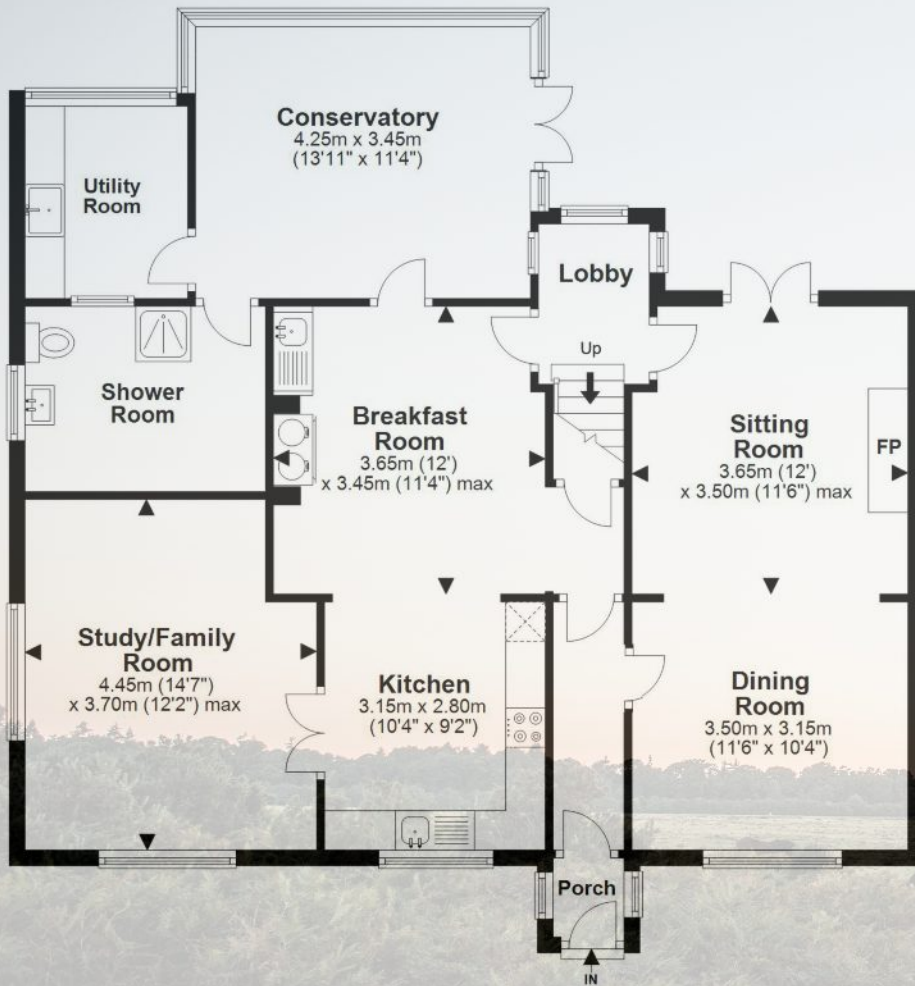
The approach is via a wooden five bar gate to a gravel front driveway. There is a mature hedge to the front boundary providing a high degree of privacy to the cottage.

A feature of note is the mature west facing rear garden. There is a wide variety of fruit trees and an avenue of pleached apples trees, a small wildlife pond and some specimen shrubs. A lawn pathway meanders throughout the garden. To one side of the cottage is a detached garage with electric door. A set of double gates between the garage and house lead to the rear garden. There is also a large timber workshop positioned behind the garage.



# Floor Plan

Ground Floor

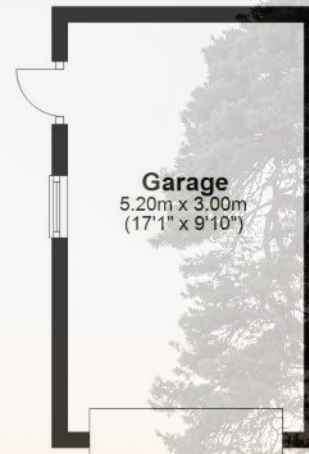


## Approx Gross Internal Areas

House: 154.1 sqm / 1659.0 sqft

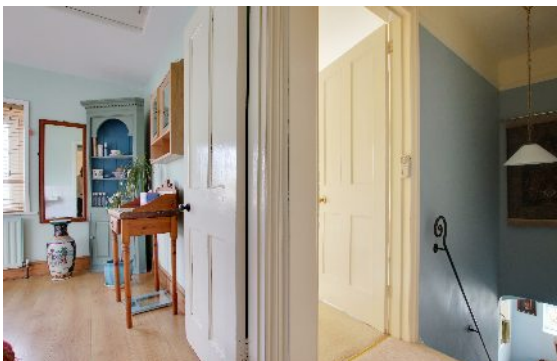
Garage: 15.6 sqm / 167.9 sqft

**Total Approx Gross Area:  
169.7 sqm / 1826.9 sqft**



First Floor





## 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 500 metres, just before the turning for Wootton Rough.

## Services

Tenure: Freehold

Services: All mains services connected

Energy Performance Rating: C Current: 70 Potential: 81

## Points Of Interest

Tiptoe Primary School	<b>0.2 Miles</b>
The Rising Sun	<b>0.7 Miles</b>
Sway Football Club	<b>2.5 Miles</b>
St Luke's Church	<b>2.6 Miles</b>
Sway Train Station	<b>2.8 Miles</b>
St Luke's Primary School	<b>3.0 Miles</b>
Brockenhurst Manor Golf Club	<b>4.8 Miles</b>
Brockenhurst College	<b>6.0 Miles</b>





## The 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.

## Viewing

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

## 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 or 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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