



Yaverland

Wootton Road, Tiptoe, SO41 7FU

SPENCERS
NEW FOREST





YAVERLAND

WOOTTON ROAD • TIPTOE

Tucked away in grounds of approximately one acre and positioned in the centre of its plot, a well presented four double bedroom family home with spacious living rooms and a detached barn incorporating one bedroom annexe, gym, home office and workshop. There is also a stable with hardstanding, a paddock with 'track system' and a kitchen garden.

There is ample parking and space for a horse box. The open forest is within just a few hundred meters of this delightful small holding.

£1,200,000



4



2



3





The Property

A spacious entrance hallway has attractive Amtico wood effect floor.

The stunning kitchen/dining room is of generous proportions and fitted with a contemporary Wren kitchen with ample storage provision and quartz worktops. Appliances include an integral dishwasher, eye level fan oven with combination microwave/grill above and separate gas hob. There is space for a large American style fridge freezer and ample room for dining furniture as well as additional sofa in the snug area. Adjacent to the kitchen is a utility room with storage, a cupboard housing the Worcester gas boiler, space and plumbing for washing machine and tumble dryer and a door to the rear garden.

The sitting room is a feature of note with a vaulted ceiling and oak beam, glazed doors to the garden with it's large deck and patio area and where there are stunning views over this private and secluded area and over the adjacent paddock land.

The ground floor principal bedroom has an attractive double aspect with the front window overlooking the paddock and glazed double doors to the garden. The en suite shower room is fully tiled with a vanity unit, hand basin, WC, heated towel rail and underfloor heating.

There are two further ground floor double bedrooms served by the family shower room with vanity unit incorporating the hand basin, WC and heated towel rail.

The ground floor playroom has double aspect windows and stairs to the first floor where a small landing has a door to large eaves storage areas. The generous guest bedroom suite has two Velux windows and an en suite bathroom with oval bath, separate shower cubicle, vanity unit, WC, towel rail and Velux window.



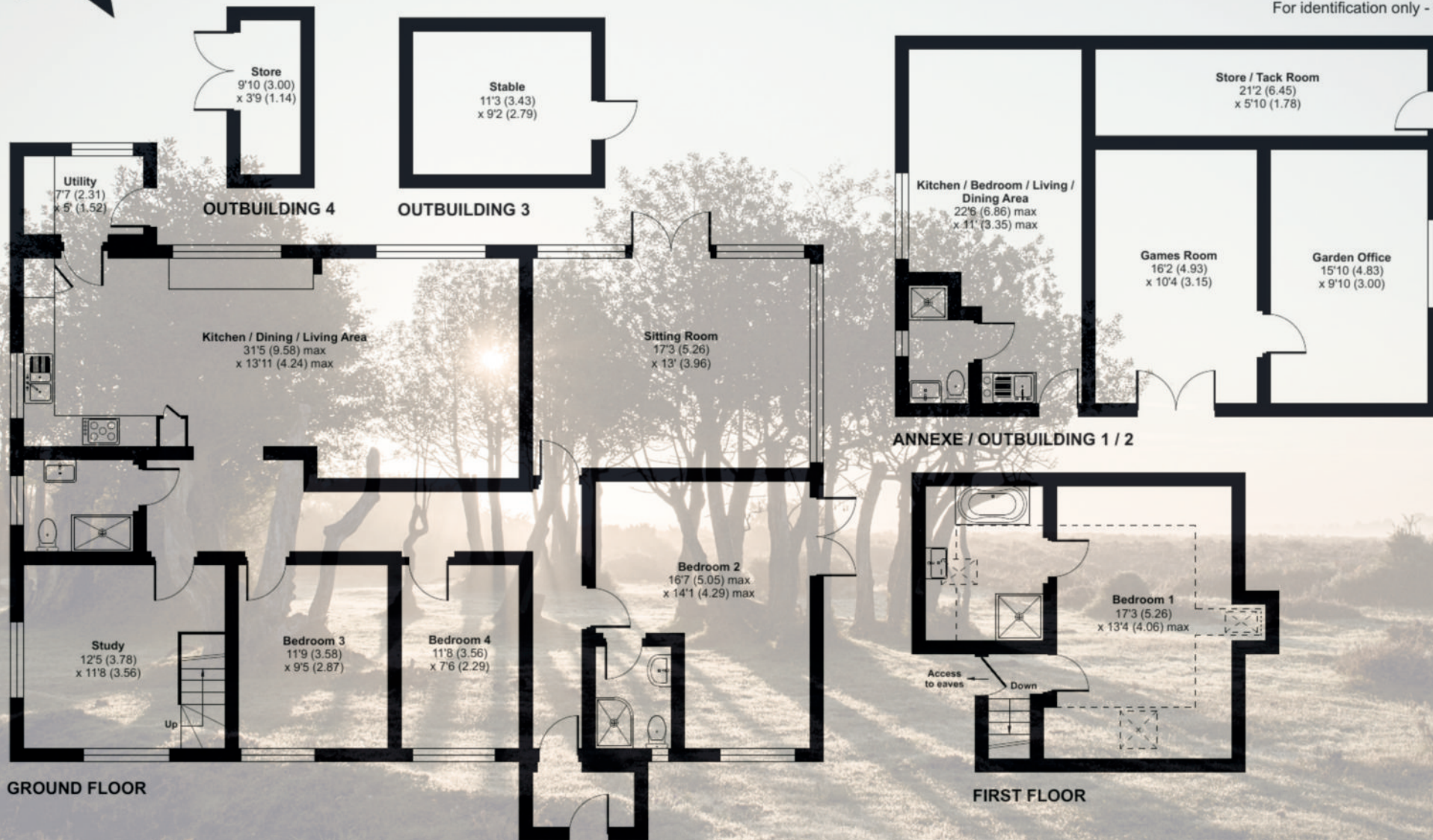




Denotes restricted head height

Approximate Area = 1827 sq ft / 169.7 sq m
Limited Use Area(s) = 127 sq ft / 11.8 sq m
Annexe = 248 sq ft / 23 sq m
Outbuildings = 600 sq ft / 55.7 sq m
Total = 2802 sq ft / 260.3 sq m

For identification only - Not to scale





Annexe

The detached barn incorporates a one bedroom annexe comprising an open plan studio style with ample room for a double bed and seating area and en suite shower room with fully tiled walls, WC, wash hand basin and heated towel rail. The annexe is currently run as a successful Airbnb.

Adjacent to the annexe is a gym and home office enjoying views across the garden. Also within the barn is a tack room/workshop & store.





Grounds & Gardens

To the front of the property is a generous shingle driveway with ample parking and space for a boat, horsebox or trailer. The grounds extend around the property with a paddock of approximately 0.5 of an acre to the front and another parcel of land to one side of the main house where the kitchen garden, the chicken coop and stable with gated hard standing area is located. The large detached barn is positioned to the rear of the main house.

At the rear of the property is a large patio and raised deck area, ideal for al fresco dining and to enjoy the private setting and views. The garden is mainly laid to lawn interspersed with some attractive trees including a flowering cherry.

Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: C Current: 72 Potential: 81

Mains gas, electric and water

Private drainage: Septic tank

Property construction: Brick and block work

Broadband: Cable broadband

Superfast broadband with speeds of up to 49 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyer to check with their provider







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 200 metres.

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 and riding opportunities.



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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com