



Yaverland, Wootton Road, Tiptoe, SO41 6FU

£1,075,000

Mitchells
1963 — TODAY



Yaverland
Wootton Road
Tiptoe
Lymington
Hampshire
SO41 6FU

This beautifully presented four bedroom family home is situated on approximately one acre, comprising a paddock and a formal garden. The property offers bright and modern accommodation, with features including a fantastic kitchen/family room, a separate sitting room, two en-suite double bedrooms, an annexe, an outside office, a paddock, and a stable.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Family Room
- Utility Room
- Ground Floor Shower Room
- Three Ground Floor Bedrooms
- Study/Playroom
- First Floor Master Bedroom With En-Suite
- Outside Office
- Workshop
- Gym
- Annexe
- Stables
- Paddock
- Garden



The Property

Entrance porch with tiled flooring, electrical consumer unit, and useful coat hooks.

A glazed door leads through to the entrance hall, with recessed ceiling spotlights, a double radiator, timber effect flooring, and opens through to the kitchen/family room.

The kitchen/family room is a particularly impressive room with a bright double aspect and a range of modern wall and base units, with a contrasting stone worktop. Integrated appliances include an eye level double oven, a five burner gas hob with extractor fan over, a stainless steel one and a half bowl sink with mixer tap, a dishwasher, and a larder cupboard. There is ample space for a dining table, chairs, and additional furniture, and the room enjoys an outlook over the rear garden.

The separate sitting room offers a stunning view of the rear garden and features a wall mounted TV aerial point, an attractive oak beam, and double casement doors leading out to the rear decking and garden.

The master bedroom is situated on the ground floor and benefits from double casement doors opening onto a patio and rear garden. It offers ample space for a king size bed, with a dressing area, and its own luxury en-suite.

En-suite with tiled flooring, fully tiled walls, a hatch to the loft space, a UPVC window, and a suite comprising a wall hung wash hand basin with mixer tap, a WC with hidden cistern, a corner shower cubicle with Grohe shower attachments, and a chrome heated towel rail.

Also on the ground floor are two additional double bedrooms, both enjoying an outlook to the front of the property.

Study/playroom with a bright double aspect and stairs leading to the first floor landing.

Family shower room with tiled flooring and a suite comprising a WC, a wash hand basin with mixer tap and storage beneath, tiled splashback, a large walk-in double shower with thermostatic shower attachments, a UPVC window, and a heated towel rail.

On the first floor is a spacious double bedroom, featuring two Velux windows and an en-suite bathroom.

The en-suite bathroom offers tiled flooring, part tiled walls, a WC, a wash hand basin with mixer tap and storage beneath, a roll top bath with mixer tap, and a corner shower cubicle with thermostatic shower attachments.





Gardens & Grounds

To the front of the property is a gravel driveway, accessed via a five bar gate, providing off road parking for numerous vehicles, or horsebox, campervan, etc. A separate five bar gate gives access to the stable and annexe, with the remainder of the front laid to paddock, including a field shelter.

The majority of the rear garden is laid to lawn, with a patio and large decking area, and enjoys an outlook over open paddocks. There is an additional workshop, and a side gate provides access to an extended rear garden. This area includes a holding paddock with a stable, a kitchen garden with raised beds, and a large chicken coop.

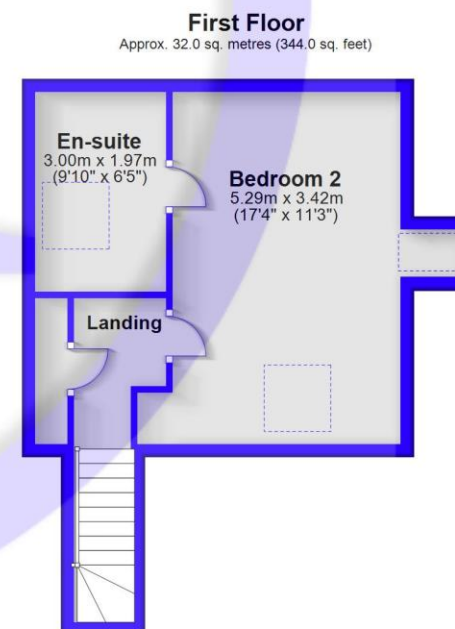
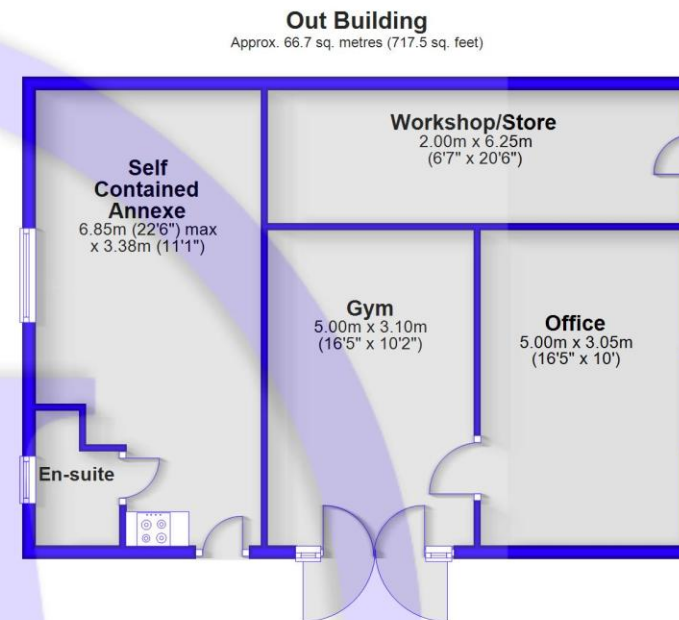
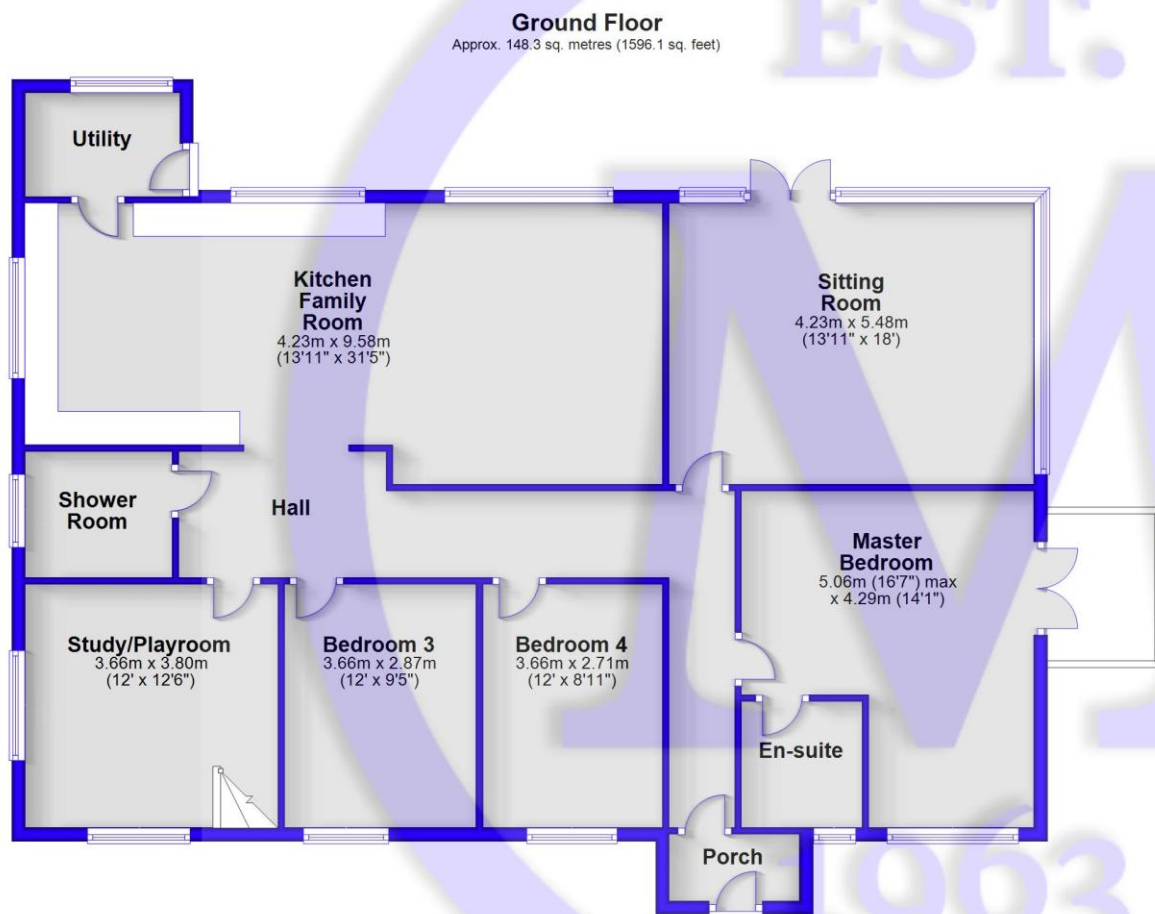
The annexe is situated in a detached barn and comprises a kitchenette and an open plan living/bedroom area with a sofa and a double bed. A door leads to the shower room, with fully tiled walls and a suite comprising a WC, wash hand basin with mixer tap and storage beneath, walk-in shower with thermostatic attachments and shower curtain, a UPVC window, and recessed ceiling spotlights.

Adjoining the annexe is a gym and workshop. Double glazed casement doors provide access to the gym, with a wall mounted TV aerial point, timber effect flooring, and an electric radiator. A separate door leads to the home office, which benefits from a double glazed window with views over the rear garden, power, lighting, a programmable electric radiator, and recessed ceiling spotlights.

A viewing of the property is highly recommended.

Services

- Mains gas, electric and water
- Private drainage
- Council Tax Band F
- Energy Performance Rating C



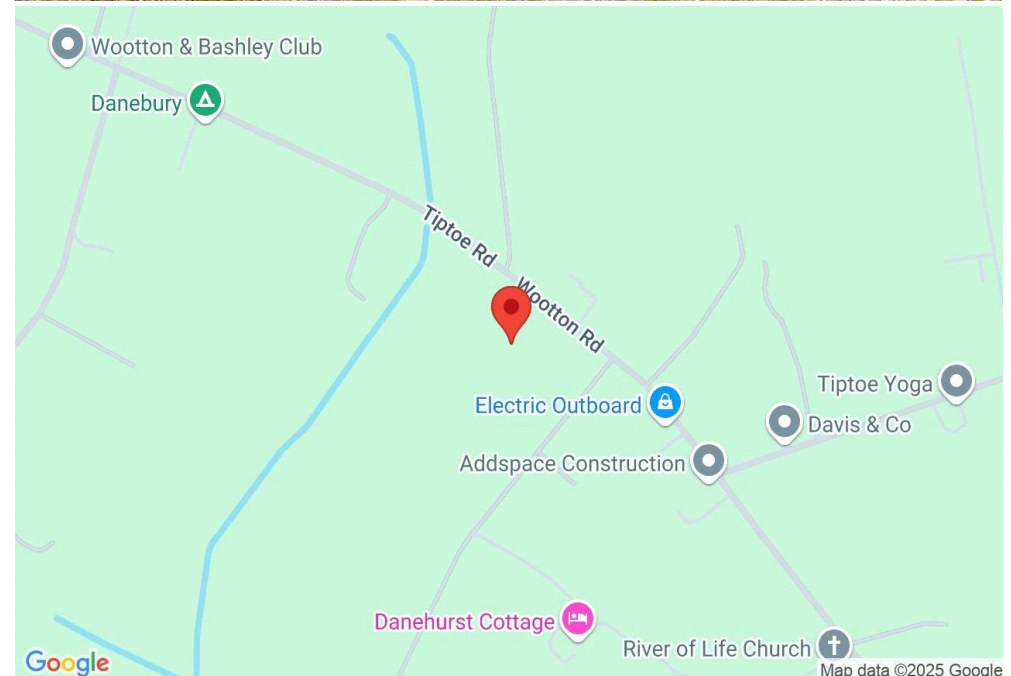
Total area: approx. 246.9 sq. metres (2657.6 sq. feet)

Situation

Tiptoe is a charming country village located within the scenic New Forest National Park, offering 92,000 acres of stunning countryside. The village features an Ofsted-rated 'Good' primary school, two churches, and two nearby country pubs—The Rising Sun and The Plough. With extensive forest walks right on the doorstep, and easy access to the amenities of New Milton, the Georgian town of Lymington, and the cliff-top Barton on Sea beach, Tiptoe is a popular choice for those seeking a peaceful yet connected lifestyle.

Directions

From Mitchells, turn left at the lights and proceed up Station Road. At the roundabout, turn right onto Sway Road. Continue for approximately three quarters of a mile, then take the second left into Wootton Road. Continue along this road until you reach Tiptoe Primary School on your right; Yaverland will be found shortly afterwards on the left hand side.





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