



*Willow Cottage, Tiptoe, SO41 6FW*

*Offers In The Region Of £775,000*

**Mitchells**  
1963 — TODAY





*Willow Cottage*  
*17 Danehurst New Road*  
*Tiptoe*  
*Lymington*  
*Hampshire*  
*SO41 6FW*

A stunning four double bedroom detached single storey residence compressively modernised and thoughtfully extended in recent years and is set in a beautiful rural position on a fantastic large plot of approximately x acres. Other features of the property include an ensuite shower room to the master bedroom, an in out driveway, off road parking for numerous vehicles and/or caravan or boat, a stunning open plan living/dining/kitchen room with a separate utility room and attractive elevations. A viewing of the property is strongly recommended to fully appreciate the size of both the property and the plot.

- Entrance Hall
- Open Plan Living/Dining/Kitchen Area
- Utility Room
- Four Double Bedrooms
- Bathroom
- Ensuite Shower Room
- Garage
- Off Road Parking
- Landscaped Gardens





## The Property

Entrance hall with hard wood front door, recess ceiling spotlights and engineered oak flooring.

Stunning open plan living/dining kitchen area benefitting from a triple aspect and with the kitchen area having an excellent range of grey wall and base units with oak worktops, butler sink with a mixer tap over, integrated Bosch double electric oven, touch control induction hob and extractor, integrated dishwasher, wine fridge, fridge and separate freezer, recess ceiling spotlights, engineered oak flooring, ample room for dining table, large living area, recess ceiling spotlights, feature corner woodburning stove, bifold doors onto the decking, roof lantern providing an abundance of light and a beautiful outlook over the gardens.

Large separate utility room with UPVC double glazed windows, a polycarbonate roof, grey base units with a oak worktop over and inset sink unit with mixer above, integrated washing machine and tumble dryer, tiled flooring and doors to both front and rear gardens.

Four double bedrooms, two with feature bay windows and one with an ensuite shower room fitted with a modern white suite comprising a fully tiled corner shower cubicle, wash basin with storage beneath, WC, recess ceiling spotlights, extractor fan and attractive tiling.

Main bathroom fitted with a modern white suite comprising a tiled panel bath with an independent shower over and glass shower screen, wash basin with storage beneath, WC, attractive tiling, chrome ladder style heated towel rail, recess ceiling spotlights and extractor fan.





## *Gardens & Grounds*

The property sits on a fantastic large plot of approximately x acres with an in out single driveway to the front, access via twin timber five bar gates, detached single garage and high level mature hedging providing privacy from the lane.

Adjoining the rear of the property is an area of raised timber decking with the rear garden laid mainly to lawn with mature trees including an attractive weeping willow providing a lovely outlook and the garden enjoys a high degree of privacy with fields to the rear providing a lovely backdrop.

## *Services*

- Mains gas, electric and water
- Council Tax Band E
- Energy Performance Rating D



## Floor Plan

Approx. 114.4 sq. metres (1231.0 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'  
Plan produced using PlanUp.

**Willow Cottage, 17 Danehurst New R, Tiptoe, Lymington**

## Situation

Tiptoe is a small country village situated within the picturesque New Forest National Park with its 92,000 acres of beautiful countryside. The village benefits from an Ofsted rated 'Good' primary school, two churches and two nearby country pubs, The Rising Sun and The Plough. Extensive forest walks are on the doorstep and the excellent facilities of the town of New Milton, The Georgian town of Lymington and Barton on Sea clifftop and beach are all within easy reach making Tiptoe a popular choice.

## Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge. Upon reaching the roundabout turn right onto Sway Road. After approximately one mile turn left into Wootton Road. Upon reaching the school on your right hand side turn left into Danehurst New Road where the property will be found towards the end on the left hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.met](mailto:info@mitchells.uk.met)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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