



Dean House, Middle Road, Tiptoe, SO41 6FX

£1,325,000

Mitchells
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*Dean House
Middle Road
Tiptoe
Lymington
Hampshire
SO41 6FX*

This substantial detached family residence is situated in a sought after and peaceful village location set on a superb plot of 1.7 acres with the added benefit of a stable block and barn and located only a short walk/ride of the open forest of the beautiful New Forest National Park. The house has been well maintained throughout and other features include four bedrooms, two with en-suite facilities, a fantastic sitting room taking full advantage of the south facing outlook over the gardens, a good sized kitchen/breakfast room, a detached double garage and the property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Cloakroom
- Utility Room
- Galleried Landing
- Four Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Balcony
- Double Garage
- Extensive Gardens
- Barn
- Stable Block



The Property

Reception hall with an impressive staircase to the galleried landing and timber flooring.

Impressive triple aspect sitting room with an impressive brick fireplace with a timber mantle, tiled hearth and a recessed Clearview woodburning stove, bifold doors onto the patio and a lovely open and private outlook over the gardens.

Superb L-shaped kitchen/dining room with the kitchen area having an extensive range of storage units with a contrasting stone worktop and an inset sink unit with mixer tap over, integrated electric oven, touch control hob, extractor, dishwasher, warming drawer and a wine fridge, breakfast bar, timber flooring, a double aspect and ample room for a dining table.

Large conservatory with low level cavity brick walls, UPVC double glazed windows, pitched glass roof, twin casement doors onto the patio and a fantastic south facing outlook over the gardens.

Useful separate utility room with a further range of storage units with a stone effect worktop and an inset sink unit with mixer tap over, space for washing machine and tumble dryer, tiled effect flooring and a UPVC double glazed casement door to outside.

Home office with storage cupboard with automatic lighting and a feature UPVC double glazed window to the front aspect.

Ground floor cloakroom fitted with a modern white suite.

Galleried landing with airing cupboard housing the pressurised hot water cylinder and trap to the roof space with a pull down ladder.

Four first floor bedrooms, two with modern en-suite shower rooms and with the master bedroom benefitting from twin casement doors onto a private balcony with wrought iron balustrade and a fantastic outlook over the grounds.

Family bathroom fitted with a white suite comprising a shaped panel bath with mixer tap and shower attachment over, wash basin, WC, timber effect flooring, attractive wall tiling, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

The property sits on a superb private plot extending to 1.7 acres and has a large shingle driveway to the front providing extensive off road parking accessed via a timber five bar gate and well screened from the road by mature hedging.



The detached double garage has twin electrically operated up and over doors, power, light and a pitched roof.

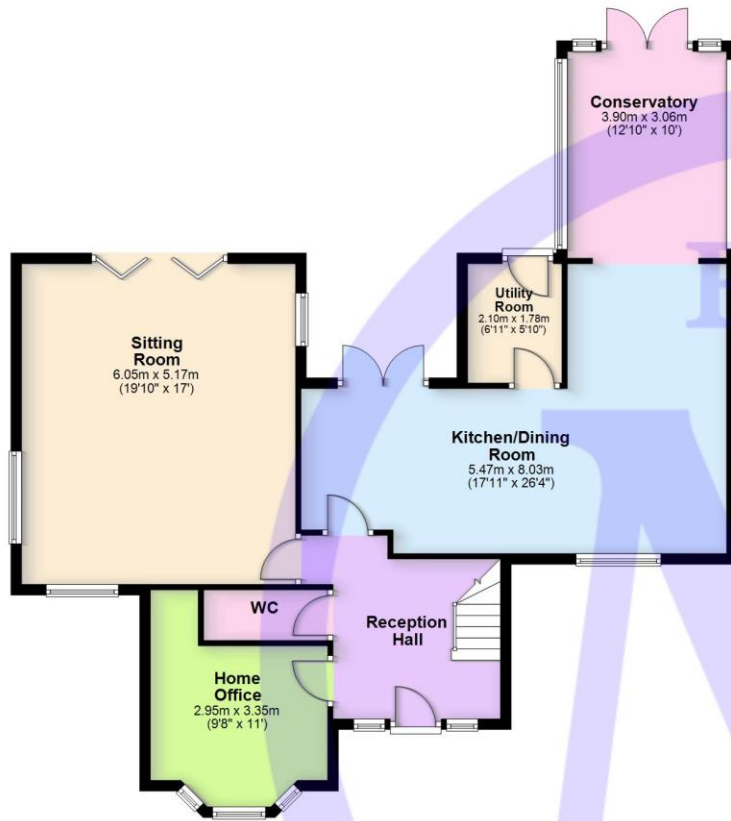
Adjoining the rear of the property is an area of Indian sandstone patio leading to an extensive and predominantly lawned rear garden which could easily be sub-divided to provide grazing, if required. Twin timber gates provide drive through access to the rear garden and there is a further shingled area creating an ideal area for a horsebox, trailer, caravan, etc., There is a large secure barn in addition to the stable block with provision for three stables, tack room and store room.



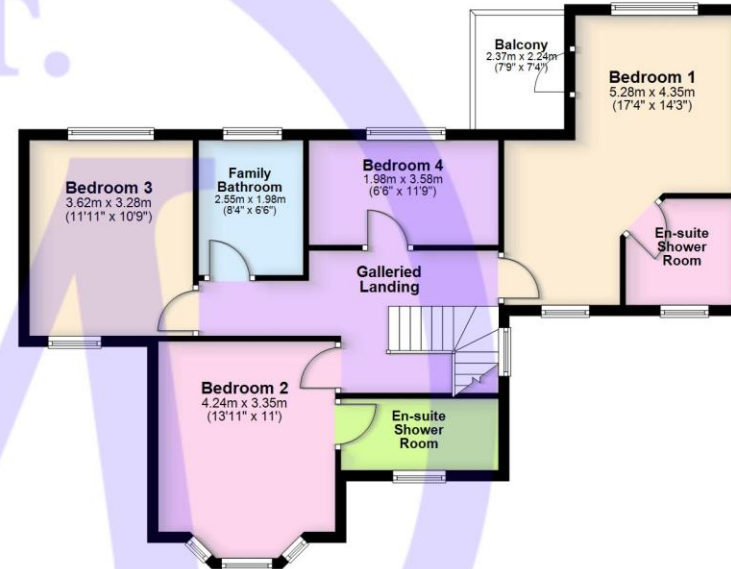
Services

- Mains gas, electric and water
- Council Tax Band G
- Energy Performance Rating C

Ground Floor
Approx. 102.6 sq. metres (1104.3 sq. feet)



First Floor
Approx. 75.1 sq. metres (808.2 sq. feet)



Outbuildings
Approx. 145.8 sq. metres (1569.2 sq. feet)



Total area: approx. 323.5 sq. metres (3481.7 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.

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 half a mile turn left into Wootton Road. Take the second turning right into Middle Road where the property will be found on the right hand side.





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