



Twistlewood, Rhinefield Road, Wootton, BH25 5TU

£950,000

Mitchells
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*Twistlewood
Rhinefield Road
Wootton
New Milton
Hampshire
BH25 5TU*

A highly deceptive detached residence modernised and extended in recent years with formal gardens of 0.35 acres and an adjoining paddock of 0.6 acres, situated in a prime rural location with direct forest access and set on a fantastic large plot of 1.2 acres. The property is ideal for the equestrian enthusiast with the open forest of the New Forest National Park on the doorstep and other features of this fantastic property include flexible accommodation, currently set out as four bedrooms, two bath/shower rooms, a superb large double aspect sitting room with a beautiful outlook over the gardens, an impressive kitchen/breakfast room with a vaulted ceiling and a separate self-contained annexe which is currently a successful holiday let. An internal viewing of the property is strongly recommended to fully appreciate the size of the property and the quality of the plot.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Three Ground Floor Bedrooms
- Ground Floor Bathroom
- First Floor Master Bedroom
- En-Suite Shower Room
- Annexe
- Living/Bedroom
- Shower Room
- Kitchen/Breakfast Room
- Detached Garage
- Further Outbuildings
- Off Road Parking
- Formal Garden
- Paddock



The Property

Entrance hall with double glazed front door and recessed ceiling spotlights.

Impressive double aspect sitting/dining room with a lovely south facing outlook over the gardens, two sets of casement doors onto the patio, stairs to the first floor, understairs storage cupboard, oak flooring and Clearview woodburning stove.

Superb double aspect kitchen/breakfast room with a range of modern wall and base units with soft closing drawers and doors and oak worktops, electric range style cooker, stable door to outside, integrated washing machine, fridge and separate freezer, vaulted ceiling, exposed oak beams, a triple aspect and space for a kitchen table.

Three ground floor double bedrooms, one with a feature bay window and an attractive outlook to the front.

Inner hall with pressurised hot water cylinder.

Bathroom fitted with a white suite comprising a tiled panel bath with mixer tap and shower attachment over, wash basin, WC, tile effect flooring, part tiled walls, recessed ceiling spotlights and a ladder style heated towel rail.

Superb first floor master bedroom benefitting from a double aspect and its own large en-suite bathroom comprising a Milano jacuzzi bath, separate fully tiled shower cubicle, wash basin with storage beneath, WC, part tiled walls, tiled flooring, a double aspect, recessed ceiling spotlights and a ladder style heated towel rail.

The Annexe

Living/bedroom with a feature brick fireplace with a timber mantle and brick hearth and a lovely outlook to the front over the lane.

Kitchen/breakfast room with a range of modern units with soft closing drawers and doors and a contrasting dark worktop with an inset sink unit with mixer tap over, integrated electric oven, gas hob and extractor, integrated washing machine and fridge, tiled flooring, stable door to outside, recessed ceiling spotlights and room for a kitchen table.

Fully tiled shower room fitted with a modern white suite.

This annexe could easily be incorporated back into the main property, if required.

Other Features

- Fibre broadband
- Excellent income from annexe
- New LPG boiler in 2024
- New treatment plant in 2023
- New oil boiler in 2025
- Excellent EE phone signal





Gardens & Grounds

The property sits on a fantastic level gardens and grounds with the formal gardens extending to 0.355 acres with a timber five bar gate providing access to a shingle driveway which in turn leads through two timber gates to a further parking area. The front garden is laid mainly to lawn.

Adjoining the rear of the property is an area of Indian sandstone patio with decorative brick edging. There is a superb outside seating area with a pitched roof and of brick and oak construction. The rear garden is laid mainly to lawn with a covered barbeque area, log stores, timber garden sheds, chicken run and a wooded backdrop all enjoying a high degree of privacy and seclusion and a sunny southerly aspect.

The adjoining paddock/orchard extends to 0.6 acres with separate private access onto the lane, ideal for keeping animals at home.

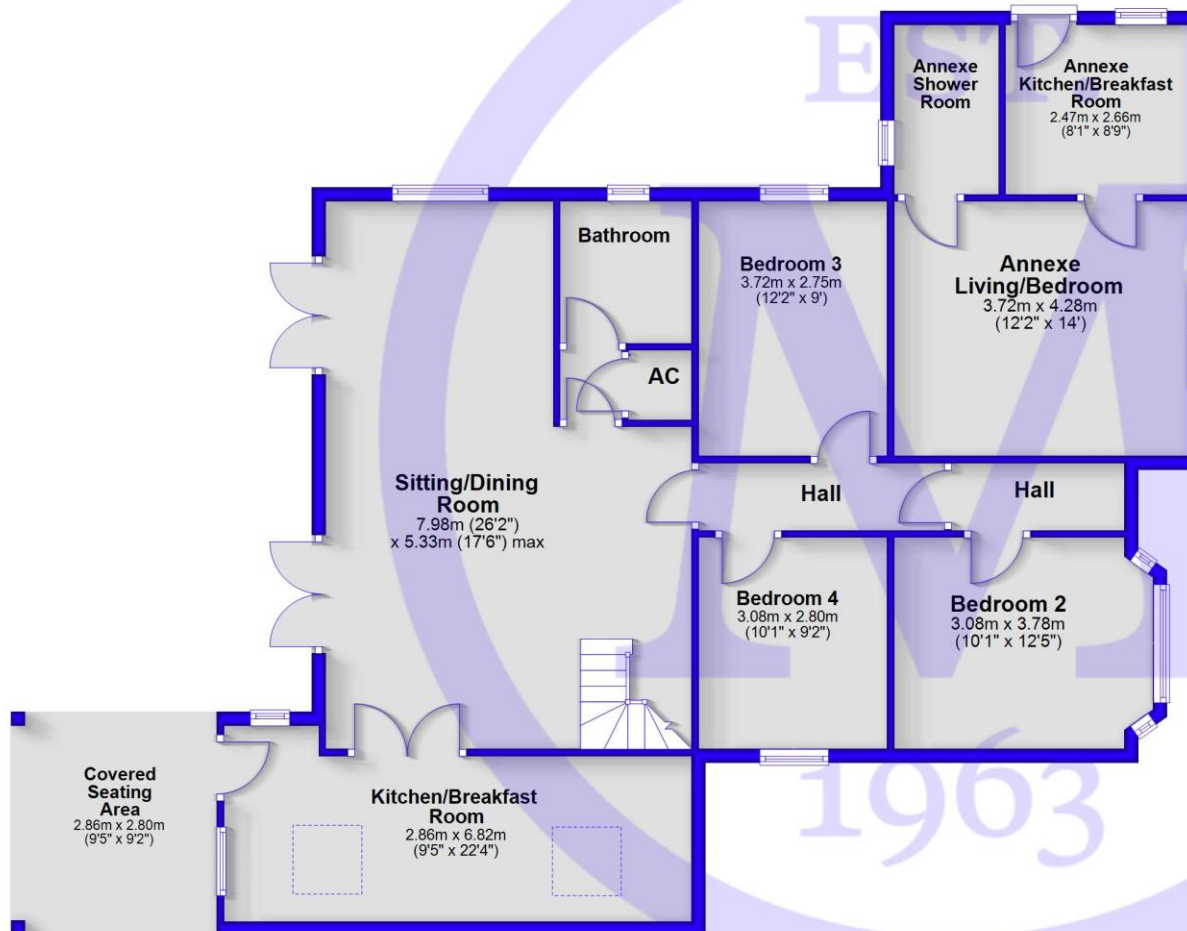
The garage has been converted into a fully insulated games room with plastered walls, recessed ceiling spotlights, power, light, timber effect flooring and would be ideal for use as a home office, studio, etc.

Services

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

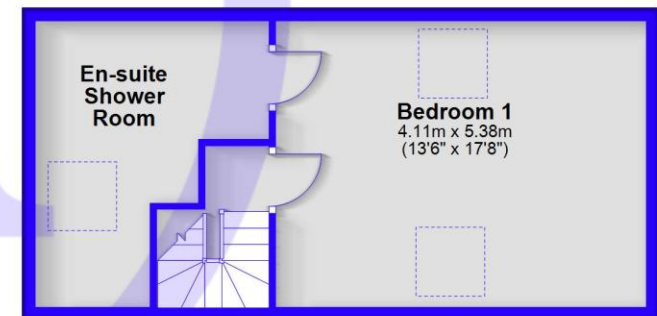
Ground Floor

Approx. 134.3 sq. metres (1445.8 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 171.0 sq. metres (1840.4 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge. Upon reaching the roundabout, continue straight across. Continue past the Rising Sun and after approximately half a mile turn right into Wootton Farm Road. At the crossroads bear right into Rhinefield Road where the property will be found on the right hand side.





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