



Sunny Holme, Wootton Road, Tiptoe, SO41 6FT

£739,900

Mitchells
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*Sunny Holme
Wootton Road
Tiptoe
Lymington
Hampshire
SO41 6FT*

This truly stunning two/three bedroom detached bungalow is situated on a third of an acre of beautifully landscaped gardens. The property has been refurbished to the highest standard with features including a luxury kitchen and bathroom, a separate utility, a generous garage and secluded gardens.

- Entrance Hall
- Kitchen/Family Room
- Utility
- Three Double Bedrooms
- Luxury Bathroom
- Driveway
- Garage
- Secluded Graden
- 1/3 Of An Acre Plot
- Vacant Possession



The Property

Entrance hall with carpeted flooring, radiator, Vaillant central heating controls and cupboard housing an electrical consumer unit and electric meter.

The kitchen/family room is a particular feature of this property with bifold doors opening up to the patio and rear garden, two Velux windows which are electrically operated, underfloor heating, a fantastic range of blue shaker style wall and base units with a contrasting quartz worktop, sink with mixer tap over and drainer, integrated Neff appliances include a four burner induction hob with extractor fan over, eye level double oven with Wi-Fi controls, tall stand up fridge/freezer and dishwasher, ample space for table chairs and sofa, if required, wall mounted TV points, tile effect flooring and access through to the utility.

The utility has matching shaker style base units with a contrasting quartz worktop, sink with mixer tap over, wall mounted eco tech Vaillant boiler, Samsung washing machine and tumble dryer and a UPVC door leads out to the patio.

The family bathroom has been finished to the highest standard with tiled flooring, part tiled walls, hatch to loft space and suite comprising a wall hung wash hand basin with mixer tap over and storage beneath, WC, panel bath with mixer tap over, independent thermostatic shower attachments, heated towel rail, mirror with built in light and a UPVC window.

The master bedroom is situated at the front of the property with an excellent range of built in storage, a wall mounted TV point and an outlook to the front of the property.

Bedroom two/separate snug is situated at the front of the property with a large UPVC window and a radiator.

Bedroom three is situated at the rear of the property with an outlook to the side, has a built in double wardrobe and ample space for a double bed.





Gardens & Grounds

To the front of the property is a beautifully landscaped garden with a large shingle and tarmac driveway providing off road parking for multiple vehicles including a tarmac area for parking for a campervan, RV, boat or trailer, and gives access to the garage with a five bar gate leading to the rear garden.

The garage is a very large single garage with a pitch tiled roof, power, lighting and an unusual feature of a vehicle pit. (Potential to convert to further accommodation, if required.)

The rear garden has been beautifully landscaped with high level close board fencing making the garden extremely private and secluded. A five bar gate gives access to the side, a large patio and with the rest garden laid to newly laid lawn with outside power points, outside tap and enjoying a sunny westerly aspect.

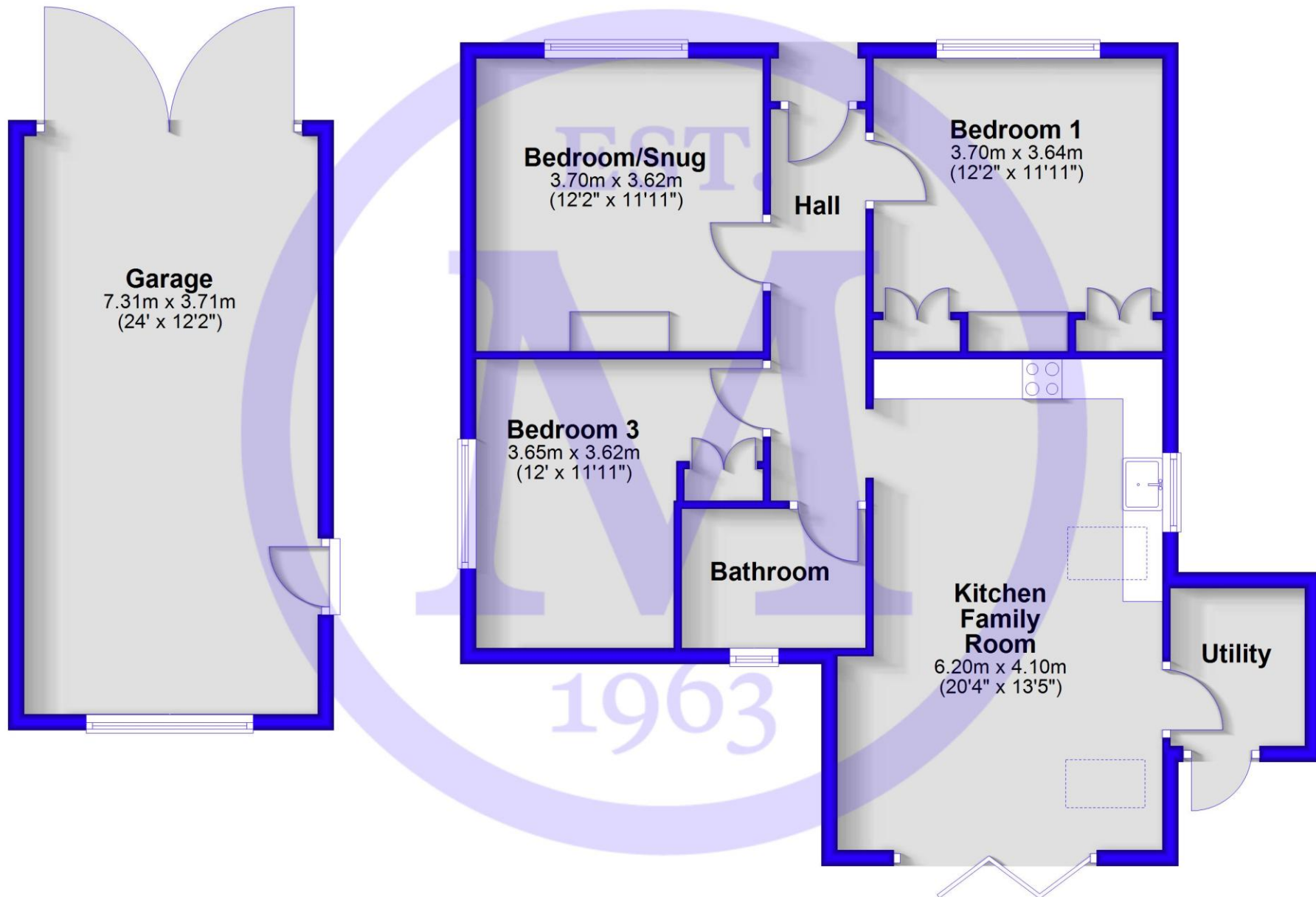


Services

- Mains gas, electric and water
- Newly installed private drainage system
- 900MB broadband
- Newly installed water treatment tank
- Council Tax Band E
- Energy Performance Rating D

Floor Plan

Approx. 105.7 sq. metres (1137.6 sq. feet)



Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

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 where the property will be found on the left hand side.





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