



Blue Cedar, Wootton Road, Tiptoe, SO41 6FT

£825,000

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*Blue Cedar
Wootton Road
Tiptoe
Lymington
Hampshire
SO41 6FT*

A superbly positioned, three bedroom, two reception room detached single storey residence set on a fantastic plot approaching one acre, including a stable block, a field shelter, a paddock, formal gardens, and a holding paddock. It offers an exciting opportunity for ponies or livestock. The property benefits from forest rights of common pasture, enabling the depasture of ponies, cattle, and donkeys on the open forest.

- Porch/Utility Room
- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Bathroom & En-Suite Shower Room
- Formal Gardens, Paddock & Holding Paddock
- Stable Block & Workshop
- Field Shelter, Chicken Run & Hen House
- Garden Store & Home Office
- Rights Of Pasture On The Forest



The Property

Entrance porch/utility room with space and plumbing for a washing machine and tumble dryer, and additional low level storage.

Superb large double aspect sitting room with attractive timber effect flooring, a feature bay window, two casement doors onto the patio, and a lovely outlook over the formal gardens.

Kitchen fitted with a range of cream wall and base units, a contrasting wooden worktop, an undermounted Belfast sink, glass fronted display cabinets, recessed ceiling spotlights, undercupboard lighting, attractive floor tiling, an outlook over the paddock, a wall mounted Worcester gas fired boiler, a breakfast bar, and space for a range style cooker, a fridge/freezer, and a dishwasher.

Lovely double aspect dining room with a feature recessed wood burning stove with a timber mantel and a slate hearth.

Inner hall with a large storage cupboard and an airing cupboard.

Three bedrooms, with the master bedroom having an excellent range of built-in bedroom furniture. The guest bedroom benefits from a modern white en-suite shower room comprising a large shower cubicle with a thermostatically controlled shower, a wash basin with storage beneath, a WC, attractive floor tiling, a ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.

Family bathroom fitted with a white suite comprising a panel bath with a mixer tap and independent shower over, a wash basin with storage beneath, a WC, fully tiled walls, a ladder style heated towel rail, tiled flooring, and a trap to the roof space.





Gardens & Grounds

Blue Cedar sits on a fantastic private plot approaching one acre, with a mixture of formal gardens and paddocks.

The property is approached via twin timber gates leading to a shingle driveway providing good off road parking.

Adjoining the rear of the property is an area of raised timber decking, creating a lovely outside dining space overlooking the gardens.

The rear garden is laid mainly to lawn, with well stocked and colourful flower and shrub beds and borders, as well as mature fruit trees including quince, pear, apple, and medlars, all enjoying a good degree of privacy and seclusion.

Stable block with an adjoining hay store and two doors leading into the tack room.

Large timber garden shed/workshop.

A separate paddock with an adjoining holding paddock, a field shelter, and an additional grazing area.

There is also a detached single garage currently divided into two sections, creating a good sized store accessed via twin timber doors, and a separate office to the rear with a side door, power, and lighting.

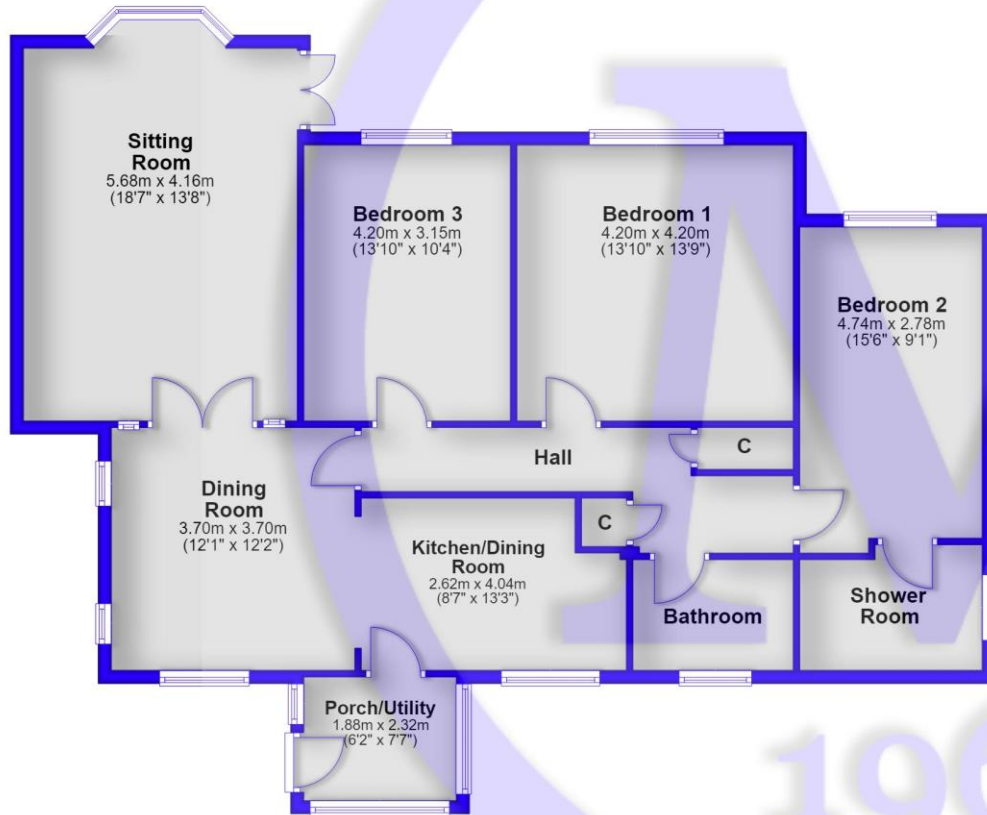
Services

- Mains gas, electricity, and water
- Private drainage
- Council Tax Band: E
- Energy Performance Rating: To be confirmed

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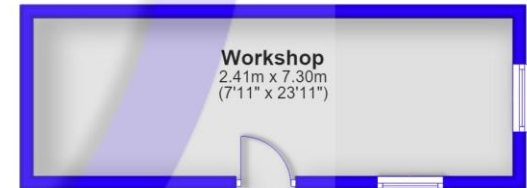
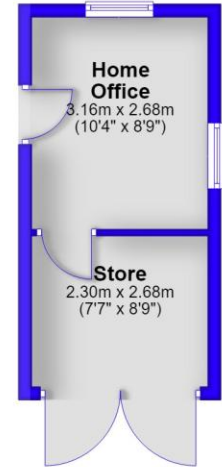
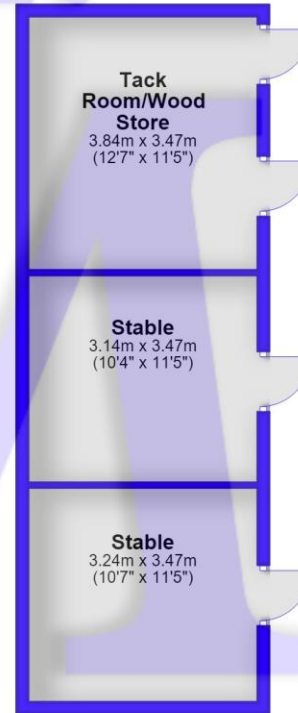
Floor Plan

Approx. 119.0 sq. metres (1281.0 sq. feet)



Stable Block

Approx. 68.6 sq. metres (738.0 sq. feet)



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Total area: approx. 187.6 sq. metres (2019.0 sq. feet)



Situation

Tiptoe is a peaceful village inside the New Forest National Park, surrounded by 92,000 acres of stunning countryside. It has a 'Good' rated primary school, two churches, and two country pubs nearby—the Rising Sun and The Plough. Forest walks are right on your doorstep, and New Milton, Lymington, and Barton on Sea's beaches are all within easy reach. Tiptoe offers a quiet but connected lifestyle.





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