



Woodside, Wootton Farm Road, Wootton, BH25 5TS

Offers Over £1,100,000

Mitchells
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*Woodside
Wootton Farm Road
Wootton
New Milton
Hampshire
BH25 5TS*

A stunning, characterful individual family home set on a wonderful landscaped plot in the heart of the beautiful New Forest National Park, with the open forest on your doorstep. Woodside has been immaculately maintained throughout, and particular features include a superb open plan triple aspect living/dining/kitchen space, two further separate reception rooms, a conservatory that takes full advantage of the wonderful views over the garden, four first floor bedrooms, a detached double garage with a home office/gym space to the rear, and outlooks to the front and side over paddock land. An internal viewing is strongly recommended to fully appreciate the character and style of the property.

- Entrance Hall
- Sitting Room
- Conservatory
- Home Office
- Rear Lobby
- Living/Dining/Kitchen Area
- First Floor Landing
- Four Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- In & Out Driveway
- Double Garage
- Large Landscaped Garden



The Property

Entrance hall with an oak front door, an impressive staircase leading to the first floor, built-in wine storage, and an understairs storage area.

Beautiful double aspect sitting room with a handsome stone fireplace, a slate hearth, a recessed Clearview woodburning stove, and a wonderful outlook over the gardens.

Conservatory with low level brick walls, UPVC double glazed windows, a glass roof, timber effect flooring, casement doors onto the patio, and a fantastic outlook.

Home office benefiting from a double aspect and built-in furniture.

Stunning large living/dining/kitchen area, with the kitchen having an excellent range of hand built wall and base units, a contrasting granite worktop, an undermounted one and a half bowl sink unit with a mixer tap over, a range style cooker with an extractor above, a microwave, space for an American style larder fridge, a central island unit with a breakfast bar, an outlook to the front, and an integrated dishwasher. The double aspect dining area has casement doors onto the rear garden. The large living area has a feature brick fireplace with a timber mantle, a brick hearth, a Clearview woodburning stove, built-in shelving, and engineered oak flooring throughout.

Rear lobby with access to the boiler cupboard and the ground floor cloakroom, fitted with a white suite.

First floor landing with a trap to the roof space.

Four double bedrooms, two with bespoke built-in bedroom furniture. The master bedroom has a walk-in wardrobe and a high quality, fully tiled en-suite shower room fitted with a Villeroy & Boch suite comprising a level access shower area with a glass shower screen, his and hers wash basins, a WC, tiled flooring, an extractor fan, and a heated towel rail.

Family bathroom fitted with a Villeroy & Boch suite comprising a panelled bath with an independent Mira shower over and a glass shower screen, a wash basin with storage beneath, a WC, fully tiled walls, built-in storage, and tiled flooring.





Gardens & Grounds

Woodside sits on a superbly landscaped private plot of approximately x of an acre.

There is an in and out shingle driveway to the front with twin five bar gates. The driveway extends along the side of the property and leads to the double garage, which has an up and over door, power, and light. To the rear of the double garage are two further rooms, ideal for working from home, a hobbies room, gym, etc.

The rear garden is a particular feature of the property, with a large area of block paviour patio adjoining the property, the remainder laid mainly to lawn with a large ornamental fishpond, high level mature borders providing an excellent degree of privacy, a greenhouse, and a timber garden shed.

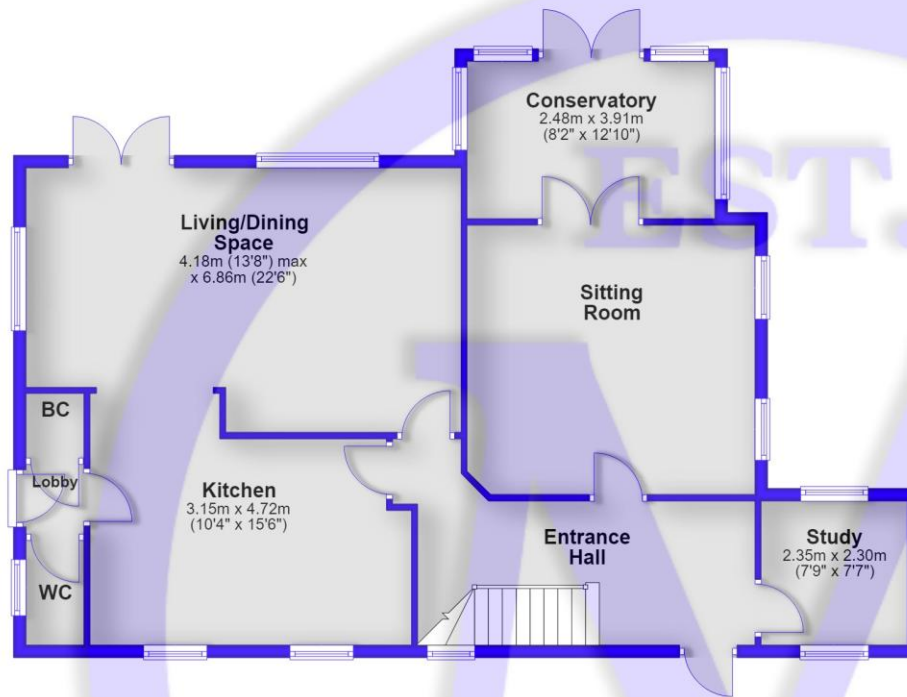


Services

- Mains electricity and water
- Private drainage and oil
- Council Tax Band: G
- Energy Performance Rating: D

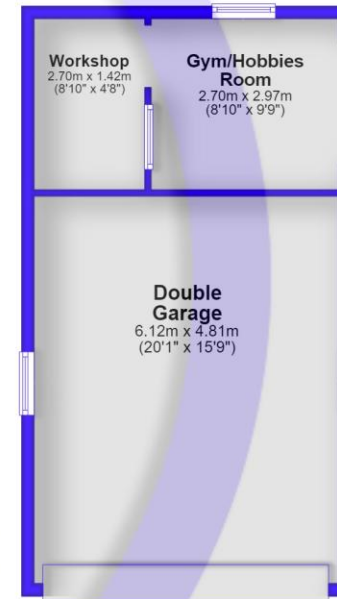
Ground Floor

Approx. 96.9 sq. metres (1042.6 sq. feet)



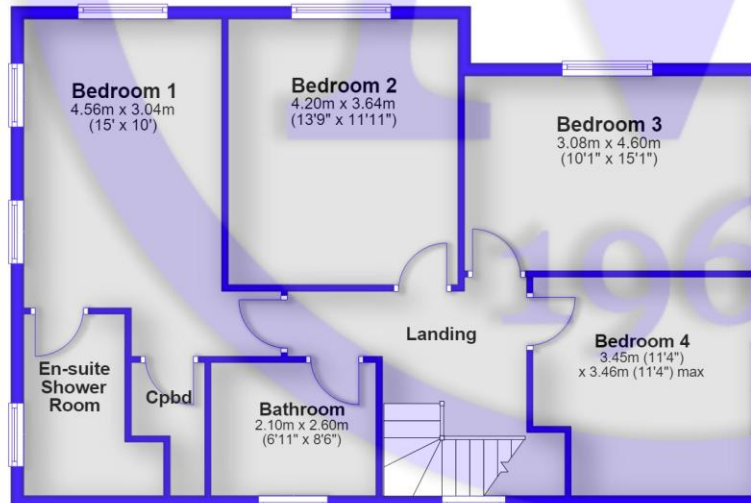
Garage Building

Approx. 42.0 sq. metres (452.4 sq. feet)



First Floor

Approx. 82.1 sq. metres (884.1 sq. feet)



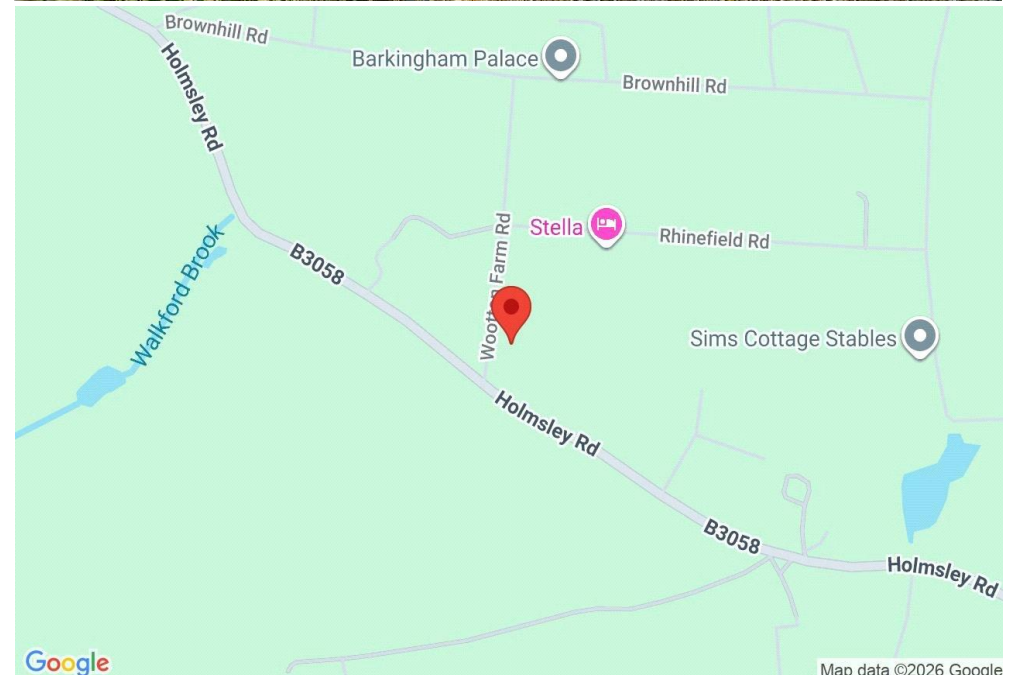
Total area: approx. 221.0 sq. metres (2379.1 sq. feet)

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Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline and the New Forest National Park. With views across Christchurch Bay towards the Isle of Wight, miles of scenic coastal walks and easy access to the New Forest's ancient woodland, heathland and countryside, it's a popular place to enjoy the outdoors. The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters. Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel. Combining coastal scenery, the natural beauty of the New Forest and excellent amenities and transport links, it's an appealing place to live.





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