

Forest View, Tiptoe Road, Wootton, BH25 5SJ

Guide Price £400,000

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Forest View
Tiptoe Road
Wootton
New Milton
Hampshire
BH25 5SJ

A characterful detached four bedroom, three reception room red brick forest cottage, set on a plot of approximately a quarter of an acre in the forest village of Wootton and within easy reach of the open forest of the beautiful New Forest National Park. The property is now in need of considerable modernisation and refurbishment, offering an exciting project to create a fantastic family home in this sought after location. The property will be offered for sale by informal tender, with all offers to be received by midday on 30th November 2026. Please contact the office for a tender form.

- Characterful Detached Forest Cottage
- Generous Plot Of Approximately A Quarter Of An Acre
- Excellent Potential For Modernisation & Refurbishment
- Large Gardens With A Sunny South Facing Aspect
- Sought After Forest Village Location Of Wootton
- Three Separate Reception Rooms
- Four First Floor Bedrooms
- Kitchen
- Family Bathroom
- Off Road Parking





The Property

Entrance hall with stairs to the first floor and an understairs storage cupboard.

Sitting room featuring a timber fireplace surround with a tiled backing.

Family room with a handsome cast iron fireplace.

Dining room with a double aspect, a feature fireplace, and a door leading outside.

Kitchen fitted with a limited range of storage units, benefiting from a double aspect and an outlook over the rear garden.

Four good sized first floor bedrooms.

Bathroom.

















Gardens & Grounds

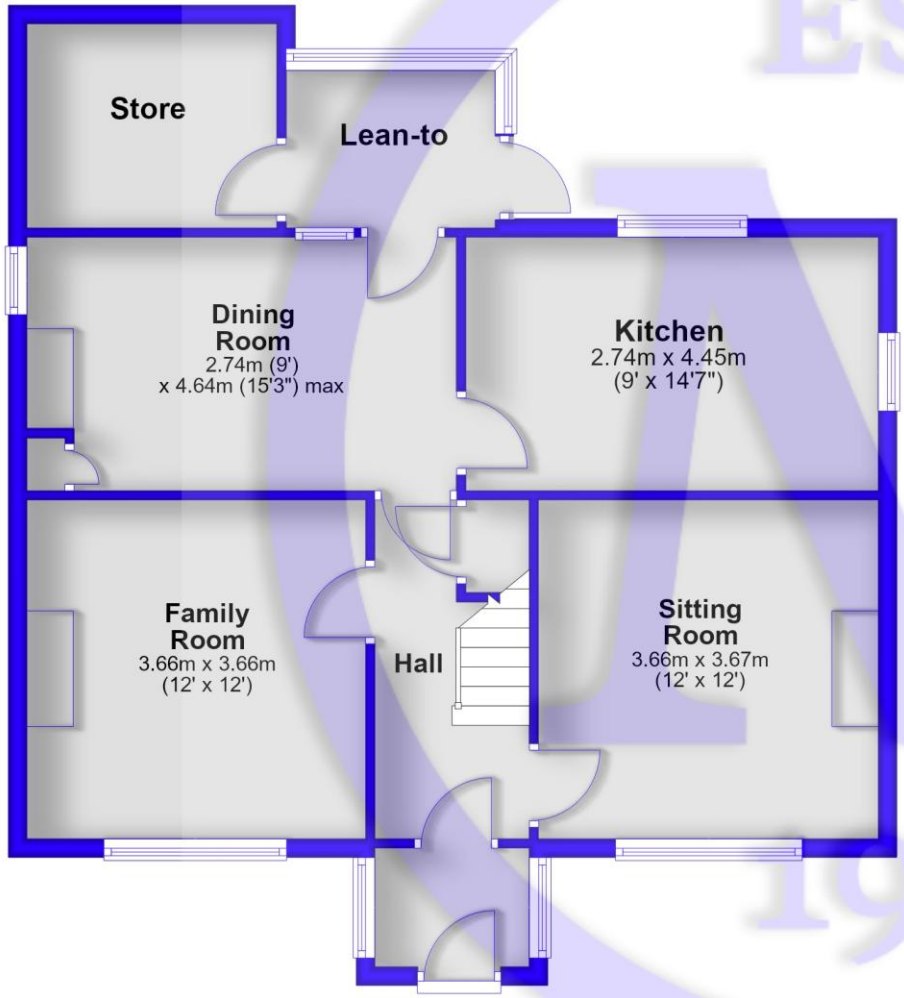
The property sits on an overgrown plot of approximately a quarter of an acre, which could be relandscaped to take full advantage of the private, sunny south facing aspect to the rear.

Services

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

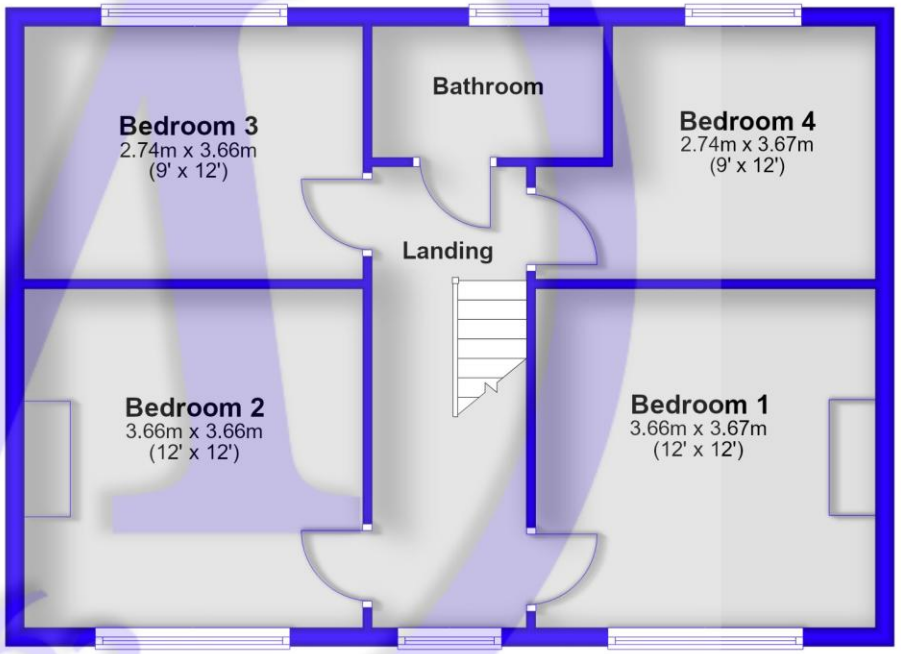
Ground Floor

Approx. 72.5 sq. metres (780.8 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



Total area: approx. 132.3 sq. metres (1424.0 sq. feet)

Situation

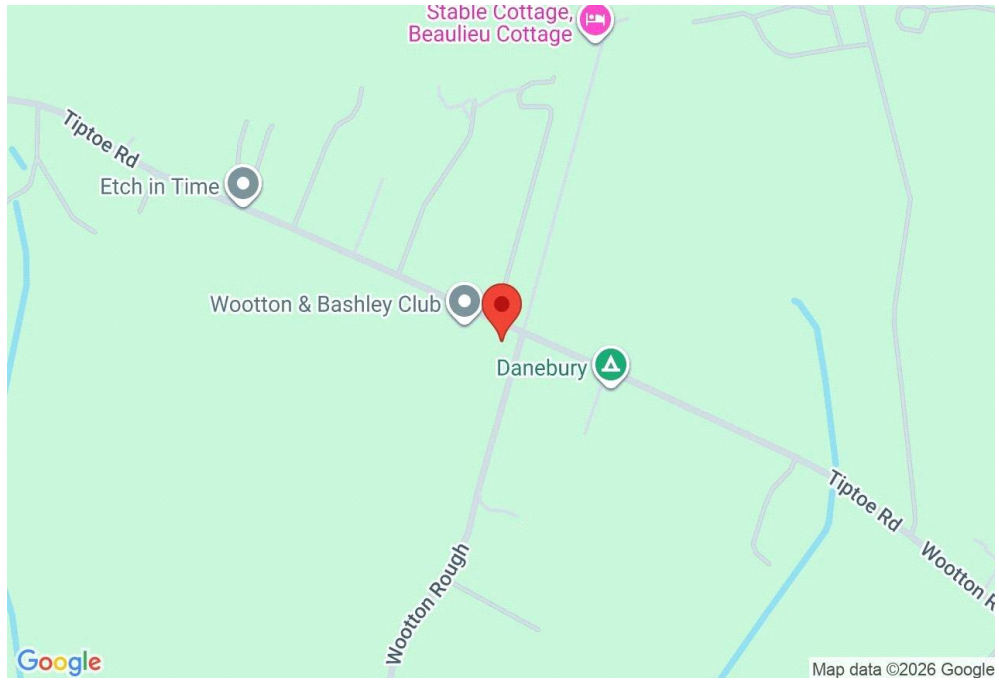
Wootton is a small, characterful hamlet on the edge of the New Forest National Park, offering a peaceful rural setting surrounded by open countryside.

Known for its traditional forest cottages and relaxed village atmosphere, it is an ideal location for those looking to enjoy the beauty of the forest on their doorstep.

The nearby Rising Sun pub adds to the area's village charm, while the neighbouring village of Bashley and the town of New Milton are just a short distance away, providing a wider range of local amenities and a mainline railway station with direct services to London Waterloo.

Combining a quiet countryside setting with convenient access to nearby towns and the open forest, Wootton offers an appealing balance of rural living and everyday convenience.







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