

Woodside

Wootton Farm Road, Wootton, New Milton, BH25 5TS

SPENCERS







Woodside is an immaculately presented detached four-bedroom family home, thoughtfully designed to provide spacious and versatile accommodation approaching 2,400 sq. ft perfectly suited to modern family life.

The Property

The welcoming entrance hall immediately sets the tone for the property, with high ceilings and an abundance of natural light creating a wonderful sense of space. A useful study offers an ideal work-from-home environment with a front aspect view.

The heart of the home is the impressive open-plan sitting/dining room, a superb dual-aspect reception area featuring a character brick fireplace with wood-burning stove and French doors opening onto the rear terrace and gardens beyond.

Effortlessly connecting to the beautifully appointed kitchen/breakfast room which is fitted with an extensive range of bespoke cabinetry complemented by granite worktops and a central island, providing an excellent entertaining and family space. Integrated appliances and ample storage combine practicality with style. There is also a w/c located off the kitchen.

A separate charming and cosy living room with wood-fired burner, flowing through to the rear conservatory, offering delightful views across the beautiful garden.

OIEO £1,100,000

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The Property Continued…

The first floor offers four generously proportioned bedrooms, all beautifully presented and enjoying attractive outlooks over the surrounding gardens and countryside.

The principal bedroom benefits from a large storage cupboard and a luxurious en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.

Two of the further bedrooms also benefit from bespoke fitted wardrobes.



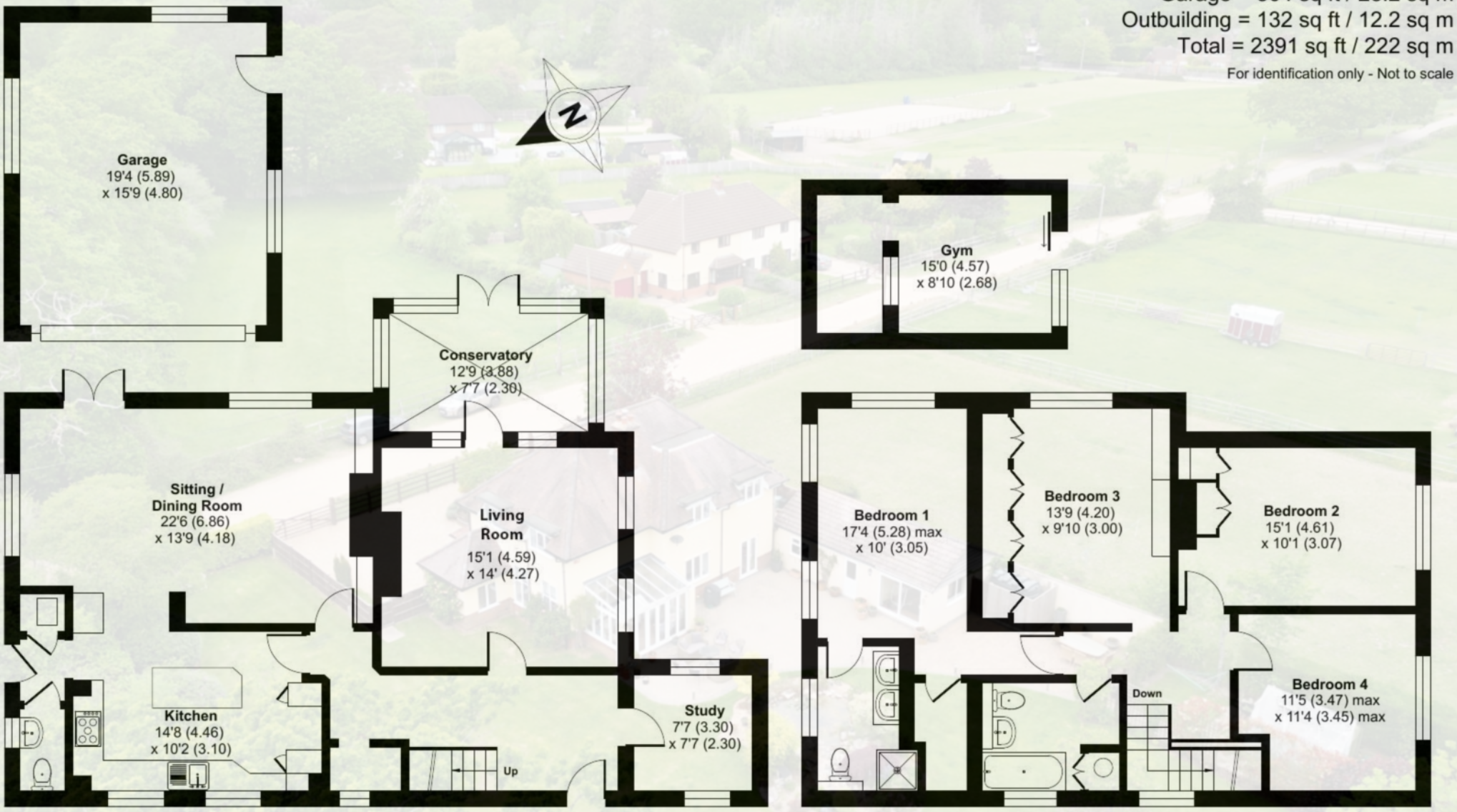








Approximate Area = 1955 sq ft / 181.6 sq m
Garage = 304 sq ft / 28.2 sq m
Outbuilding = 132 sq ft / 12.2 sq m
Total = 2391 sq ft / 222 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Situated in a highly sought-after semi-rural position along a peaceful gravel track within the desirable hamlet of Wootton, the property enjoys beautifully landscaped gardens, a detached gym/studio and a double garage, whilst being moments from the open forest and within easy reach of local amenities in New Milton and the coastline.

Grounds & Gardens

Externally, Woodside is approached via a substantial gravel driveway providing extensive off-road parking and access to the detached double garage.

The rear gardens are a particular feature of the property, beautifully landscaped and predominantly laid to lawn with mature borders, specimen trees and a large entertaining terrace perfectly positioned to enjoy the sun and tranquil surroundings.

A detached outbuilding currently utilised as a gym/studio and store offers excellent flexibility and could lend itself to a variety of uses subject to individual requirements.





Additional Information

Tenure: Freehold
Council Tax Band: G
Energy Performance Rating: D Current: 64 Potential: 69

Services: Mains electric & water
Heating: Oil fired central heating. Underfloor heating in the en suite.
Private drainage: Waste treatment plant

Property construction: Brick & tile

Flood Risk: Very low

Broadband: FTTP - Fibre to the property directly.
Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Directions

From our office in Brockenhurst proceed north turning left after about three miles towards Wootton. Continue for about 1.5 miles then turn right and then immediately right again onto the B3058 Holmsley Road. Proceed through the wooded forest for about 1 mile and turn right into Wootton Farm Road. The property will be found on your right hand side.



The Situation

Wootton is a small New Forest village with two churches, a school, an associated pre-school and a public house. The property benefits from immediate forest access at the end of the track which provides routes for walking, cycling and riding. Located 2 miles away is the town of New Milton which offers railway links to London and the south coast, in addition to a variety of local amenities.

Also nearby is the village of Brockenhurst, offering mainline railway station with direct links to London Waterloo (90 minutes) and a good local community of shops and restaurants.

The market town of Lymington, famous for its internationally renowned sailing facilities and marinas along with its Saturday country market, is approximately 5 miles south west of Wootton.

The property is conveniently situated within a short drive of the A35 roadway and is within easy reach of motorways and rail links together with both Bournemouth and Southampton International Airports, this making it an ideal location for those with a requirement to commute.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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