

17 Danehurst New Road

Tiptoe, Lymington, SO41 6FW

SPENCERS
NEW FOREST



17 DANEHURST NEW ROAD

TIPTOE • NEW FOREST

A fantastic opportunity to acquire this immaculately presented four-bedroom detached bungalow, which has been thoughtfully refurbished to create a stunning open-plan living space. Occupying a generous plot, the property benefits from a spacious in-and-out driveway, a beautifully maintained rear garden and a single garage. Ideally positioned towards the end of a quiet no-through lane, the property enjoys a peaceful setting with attractive rural views to the rear.

£725,000

4 1 2











The Property

The property is entered via the front door into an entrance hallway, providing access to all principal accommodation. Positioned to the front of the property are four generously proportioned double bedrooms, two of which benefit from attractive bay windows. The principal bedroom further benefits from an en-suite shower room, whilst a well-appointed family bathroom serves the remaining bedrooms.

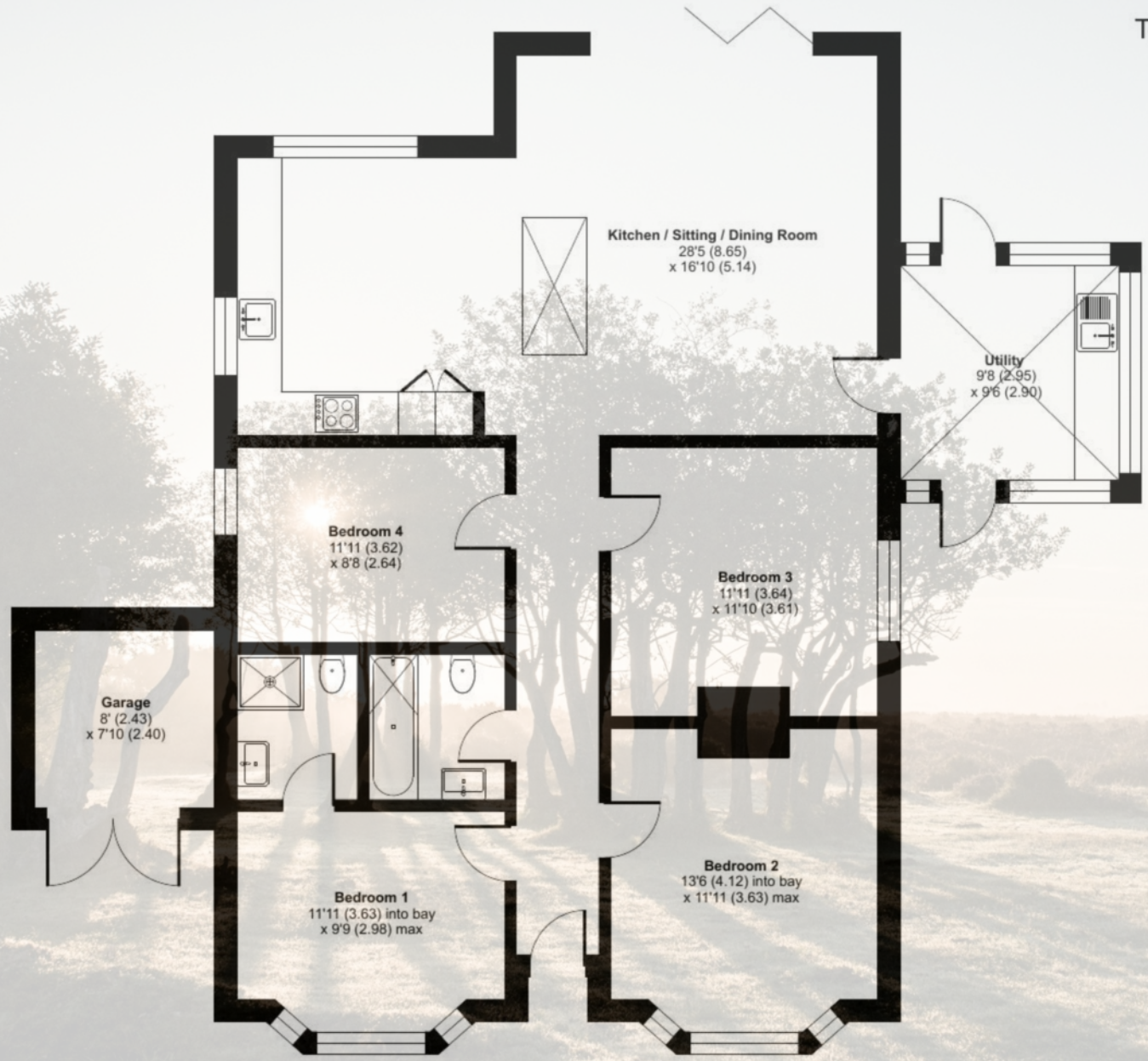
To the rear, the hallway opens into an impressive, newly refurbished open-plan kitchen, living and dining space, creating a wonderful area for both everyday living and entertaining. Oak flooring flows throughout, enhancing the sense of space and continuity, whilst bi-folding doors open directly onto the rear patio, allowing the garden to become an extension of the living accommodation.

The contemporary Shaker-style kitchen is fitted with an extensive range of base and wall units, complemented by wooden work surfaces and an inset Butler sink. Integrated appliances include a dishwasher, double oven, full-height fridge/freezer and drinks fridge. The spacious living area is centred around a contemporary log burner, providing an attractive focal point and creating a warm and inviting atmosphere.

Leading off the main living space is a generously sized utility/boot room, offering further storage, an additional sink and space for laundry appliances. With convenient access to both the front driveway and rear garden, this is a particularly practical addition to the home.

Danehurst New Road, Tiptoe, Lymington, SO41

Approximate Area = 1242 sq ft / 115.3 sq m
Garage = 63 sq ft / 5.8 sq m
Total = 1305 sq ft / 121.1 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Spencers of the New Forest Ltd. REF: 1540127











Grounds & Gardens

The property is approached via a quiet no-through lane, leading to a substantial gravel in-and-out driveway providing ample off-road parking for multiple vehicles, together with access to a single garage.

To the rear, the generous garden is predominantly laid to lawn, with a raised decking area adjoining the property, providing an ideal setting for outdoor dining and entertaining. The garden is enclosed by a combination of mature hedging, trees and established shrubs, offering a good degree of privacy. A particularly attractive feature is the beautiful Weeping Willow tree, positioned to the left-hand side of the garden.

Beyond the rear boundary, the garden enjoys a pleasant outlook over neighbouring paddock land, further enhancing the property's peaceful, semi-rural setting.

The Situation

Tiptoe is a small village with two churches, a school, an associated pre-school and a public house. Some 2 miles west is the village of Sway offering railway links to London and the south coast, in addition to a variety of local amenities. The market town of Lymington, famous for its internationally renowned sailing facilities and marinas along with its Saturday market, is approximately 5 miles to the south. The property is conveniently situated within a short drive of the A35 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.





Additional Information

Tenure: Freehold
Council Tax Band: Currently a holiday let
Energy Performance Rating: D Current: 59 Potential: 82

Services: Mains water, gas and electric
Private drainage: Septic Tank
Heating: Gas central heating

Construction Type: Standard Construction

Broadband: Superfast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyer to check with their provider.

Directions

From our office in Brookley Road, turn left and take the right turning onto Sway Road. Continue to the end of Sway road and turn right onto the B3055. Continue into Sway, passing the Hare & Hounds Pub on your left hand side. Continue to follow the B3055 which then becomes Arnewood Bridge Road. Proceed to follow the road for approximately 1.5 miles before turning right into Wootton Road. Continue along Wootton Road and turn left opposite Tiptoe Primary School into Danehurst New Road. The property can be found towards the end of the lane on the left hand side.



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

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA
T: 01590 622 551 **E:** brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk