

Deemster Farm

Wootton Road Tiptoe, LYMINGTON SO41 6FT

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NEW FOREST



DEEMSTER FARM

WOOTTON ROAD • TIPTOE

Deemster Farm is a spacious and individual detached home offering versatile accommodation extending to approximately 2,300 sq ft, complemented by a substantial detached games room with bar. The property enjoys a delightful garden setting with established trees, areas of lawn and a pleasant outlook, offering an exciting opportunity for a purchaser to create a wonderful family home in this sought-after New Forest location.

The accommodation is arranged predominantly over the ground floor and offers an adaptable layout, with generous reception spaces, three bedrooms and a particularly impressive family room opening into a conservatory. Whilst the property would benefit from a degree of modernisation, it offers considerable scope for a purchaser to update and personalise the accommodation to suit their own requirement with the further benefit of being offered to the market with no onward chain.

£875,000

3 4 4











The Property

The accommodation is approached via an entrance hall providing access to the principal living areas. The sitting room is a comfortable reception space with attractive double bay windows, whilst the adjoining kitchen is fitted with a range of timber-fronted units, work surfaces and a traditional range-style cooker. The kitchen offers ample space and potential for refurbishment, with a connecting dining room with full length windows overlooking the garden, providing a separate area for more formal entertaining space. To the rear of the property is a particularly spacious family room with timber beams, which provides an excellent additional reception area. This room connects with a conservatory overlooking the garden, creating a pleasant space from which to enjoy the surrounding greenery and giving access to the rear gardens. A study area and utility room provide further practical accommodation.

Two bedrooms are situated on the ground floor, both of generous proportions and served by ensuite bathroom facilities. The arrangement offers flexibility for those seeking predominantly single-storey living, visiting family or guest accommodation. A further bay fronted sitting room sits within the main section of the home with feature fireplace offering flexibility accommodation if required as a further bedroom. Stairs rise to the first floor, where the principal bedroom benefits from an adjoining ensuite bathroom and access to a balcony with lovely views over the garden and fields beyond.



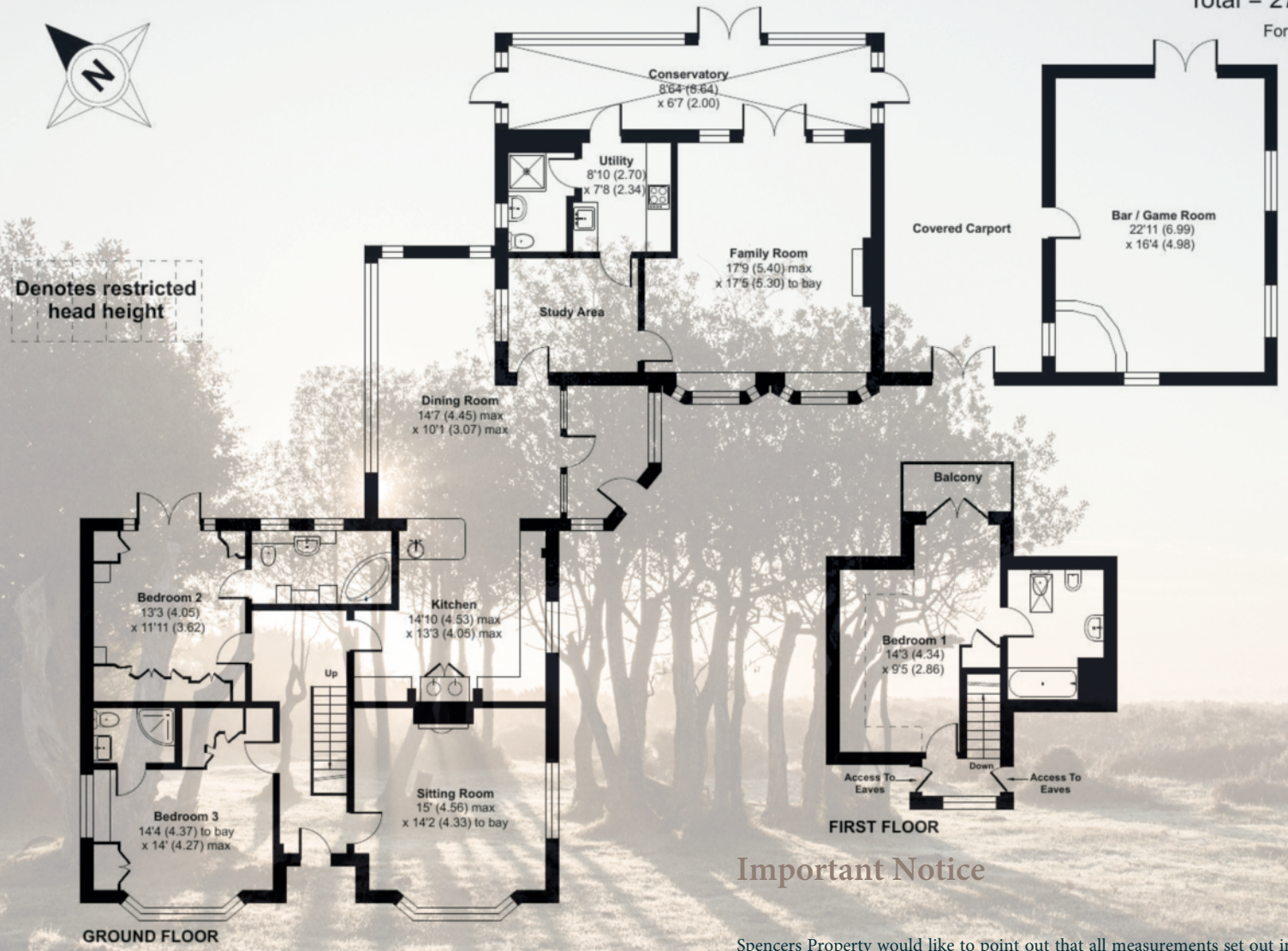






Deemster Farm, Wootton Road, Tiptoe, Lymington, SO41 6FT

Approximate Area = 2324 sq ft / 215.9 sq m (excludes carport)
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Outbuilding = 375 sq ft / 34.8 sq m
Total = 2744 sq ft / 254.8 sq m
For identification only - Not to scale



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: 1523642

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.













Grounds & Gardens

The property is approached via a gated entrance with brick wall frontage softened with small trees. The gated entrance leads you onto a large block paved driveway offering parking for several cars. The gardens provide a particularly appealing feature of Deemster Farm, with generous areas of lawn interspersed with established trees, mature shrubs and planting, creating a peaceful and attractive outdoor environment with a whole lawned gardens, outside seating area, space for vegetable gardens and small holding paddock. Surrounded by an array of hedging and shrubbery and offering wonderful views over green paddocks to the rear. A covered carport connects the main house with the outbuilding and provides additional sheltered space.






Area: 0.504 acres (2041.25 m²)
Walnut Tree Cottage
Destiny
Deemster Farm
51.2m
Swallowfields
Rose Cottage
Berkley Fields
Def











Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: E Current: 53 Potential: 69

Services: Mains gas, water and electric
Drainage: Private (Cesspit)
Heating: Gas central heating

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

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

The Situation

Tiptoe is a small village with two churches, a primary 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 south west of Wootton. 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.

Directions

From our office in Brookley Road turn left and take the first turning on the right onto Sway Road. Continue to the end of Sway road and turn right onto the B3055. Continue past the Hare & Hounds Pub until the B3055 becomes Arnewood Bridge Road. Continue straight along the road for approximately 1.5 miles and turn right into Wootton Road. The property can be found after approximately half a mile on the right hand side.



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

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