

# Wootton Hall

*Tiptoe Road, Wootton, BH25 5SJ*

SPENCERS



# WOOTTON HALL

## TIPTOE ROAD • WOOTTON

*A truly outstanding Grade II Listed country house of period origins set in extensive grounds of circa 23 acres in a private New Forest location. The property has been the subject of extensive refurbishment to exceptionally high specification and offers generous accommodation in excess of 8000sqft including an attached two bedroom annexe. The property further benefits from a superb indoor swimming pool and gym complex and full equestrian facilities including a newly erected stable courtyard, manège and barns with the benefit of 20 acres of grazing land and easy access for riding out across the open forest.*

### Main House

Main residence and annexe extending to approximately 8,000 square feet • 6 Bedrooms • 6 Reception Rooms • 6 Bathrooms • Cellar • Reception Hall • Utility/Laundry Room • Plant Room • Workshop

### Outbuildings

• Indoor Swimming Pool Facility, Gymnasium & Sauna • Car Port • Four Car Garage • Workshop/Studio • Self Contained Ancillary Accommodation/Home Office

### Equestrian Facilities

Manège • 6 Stables • Tack Room • Implement Store • Feed Store • Circa 20 Acre Paddock

### Gardens and Grounds

Gardens and Grounds circa 23 acres in total

*Guide Price £4,950,000*

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## The Property

This magnificent and historically important residence is believed to date back to the time of William the Conqueror, with mention of a farmstead and dwelling on the site in the Doomsday Book. The property has been completely and sympathetically renovated to retain many period features befitting a property of the era including original servants bells, ornate cornicing, picture rails, cast iron radiators and high skirting boards.

An imposing entrance portico with original tiling opens via double doors into an inner lobby with stained glass windows. Double doors from here lead into the impressive reception hall with feature log burning stove and grand stairwell leading to the first floor galleried landing and stairs lead down to a full height cellar with additional wine storage area.

Accessed from the main reception hall is the principal living accommodation including a 30 ft. drawing room with large feature round bay window overlooking the grounds and central wood burner. A study offers French doors leading out to the grounds and features an open fireplace, and an impressive 26 ft. media room is located on the opposite side of the hall with surround sound, acoustic panelling with two arched windows overlooking the front. A cloakroom is set off the hallway.

An impressive family kitchen is situated at the rear of the hallway with solid wood hand painted kitchen units set under quartz worksurfaces with the benefit of a large central island with inset ceramic sink unit and a selection of storage units including larder cupboards and glass fronted display cabinetry. An electric Aga is a central feature of the kitchen which benefits from five ovens. Integrated appliances include full height fridge and freezer, induction hob, single oven and two dishwashers. A beautiful herringbone oak floor with underfloor heating which leads in turn into a light and airy garden room via a glass link allowing for lots of light.


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## The Property Continued…

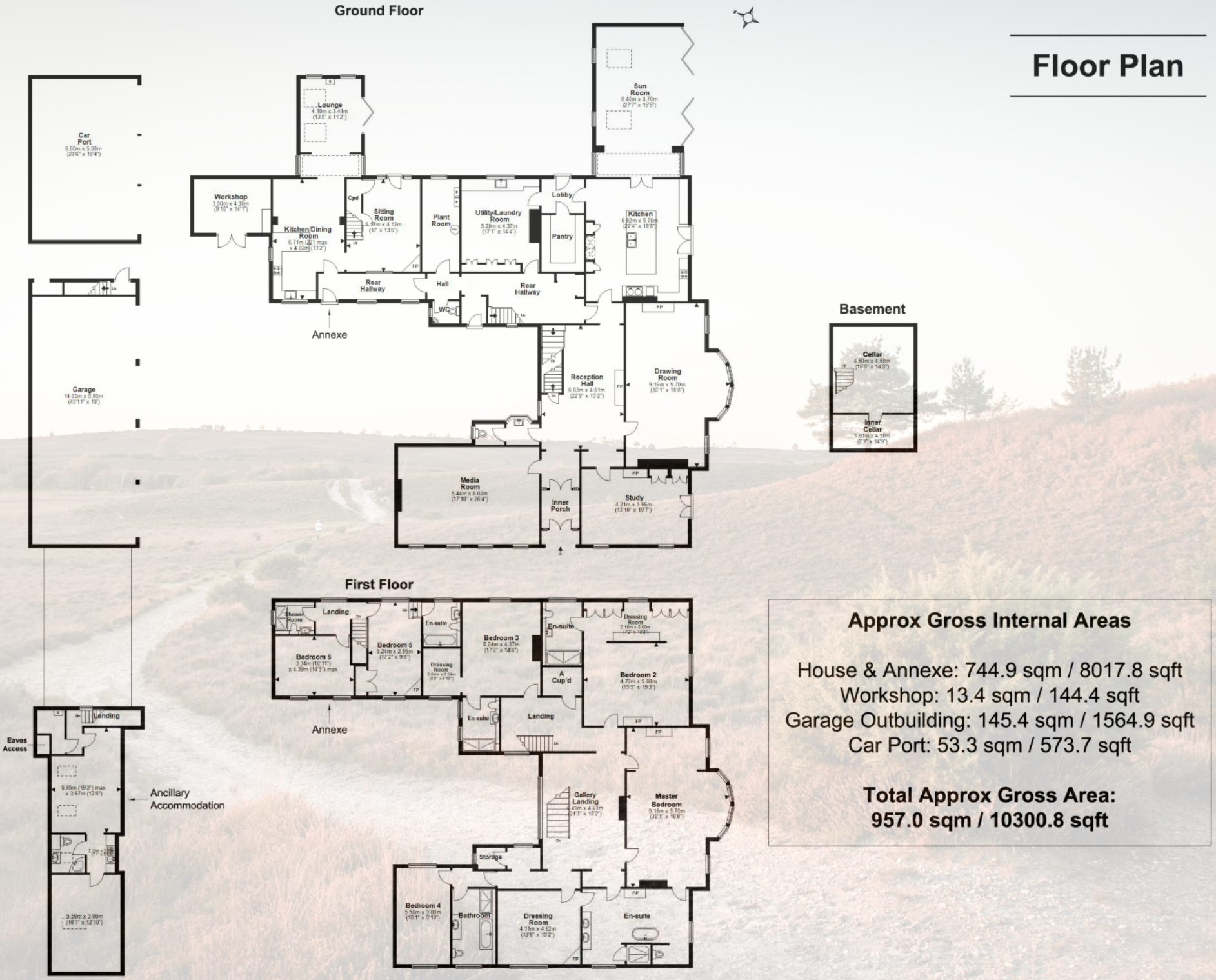
The garden room is a lovely feature of this area and is utilised as a dining room and a sun / TV Room, full height picture windows and a large expanse of bi-fold doors lead out to the grounds at the rear and patio terrace. From the kitchen a further door leads into an inner lobby with a door leading out to the rear cottage garden and access into a well-appointed walk in pantry with storage cupboards, coordinating quartz worksurfaces and back lit shelving. A further door leads from here into a generous utility/laundry room with additional storage cupboards with plumbing and space for appliances, including glass fronted display cabinetry and a sink unit with a feature heated copper towel radiator.

The main reception hall connects to a rear hallway providing access to a second staircase ascending to the first floor accommodation and access to the utility/laundry room, plant room housing the gas fired boilers, hot water tanks and a further WC completes this area. A door from here leads into a self-contained attached two bedroom annexe. From the reception hall the main stairwell rises to an elegant first floor landing with crafted wooden balustrades and ornate arches.

A stunning 30' principal bedroom suite is set across the rear of the property with two ornate arches, ornamental central fireplace and elevated views across the grounds from a large splay bay window with seating and two further windows with southerly aspects. A luxury en-suite bathroom is set off this room offering a beautifully fitted and generous room with fittings including a bath, walk in shower, twin sinks inset into a vanity unit with coordinating quartz surfaces and splashbacks, with ornamental fireplace and marble tiling. A door leads through into a generous dressing room with fitted open clothes storage and shelving.

There are a further three ensuite bedroom suites to this floor, all well-appointed with contemporary bathroom fitments. The second bedroom suite offers a dressing and vanity area set behind a dividing wall for screening with extensive full height wardrobes and drawers.

# Floor Plan




## Approx Gross Internal Areas

House & Annexe: 744.9 sqm / 8017.8 sqft
Workshop: 13.4 sqm / 144.4 sqft
Garage Outbuilding: 145.4 sqm / 1564.9 sqft
Car Port: 53.3 sqm / 573.7 sqft

**Total Approx Gross Area:**
**957.0 sqm / 10300.8 sqft**

Illustration for identification purposes only, measurements are approximate, not to scale. www.fpcukltd.co.uk
Plan produced using PlanUp.























## Annexe

Set to one side of the property is a well configured and refurbished two bedroom annexe accessed via its own private entrance as well as an internal door through to the main house.

The ground floor offers a beautiful kitchen/dining room with a sitting room set off this area and separate garden room accessed via a glass link with gas woodburning stove and sliding doors out to a walled garden linking through to the garden room off the main house. From the sitting room stairs lead up to two bedrooms and two bathrooms.

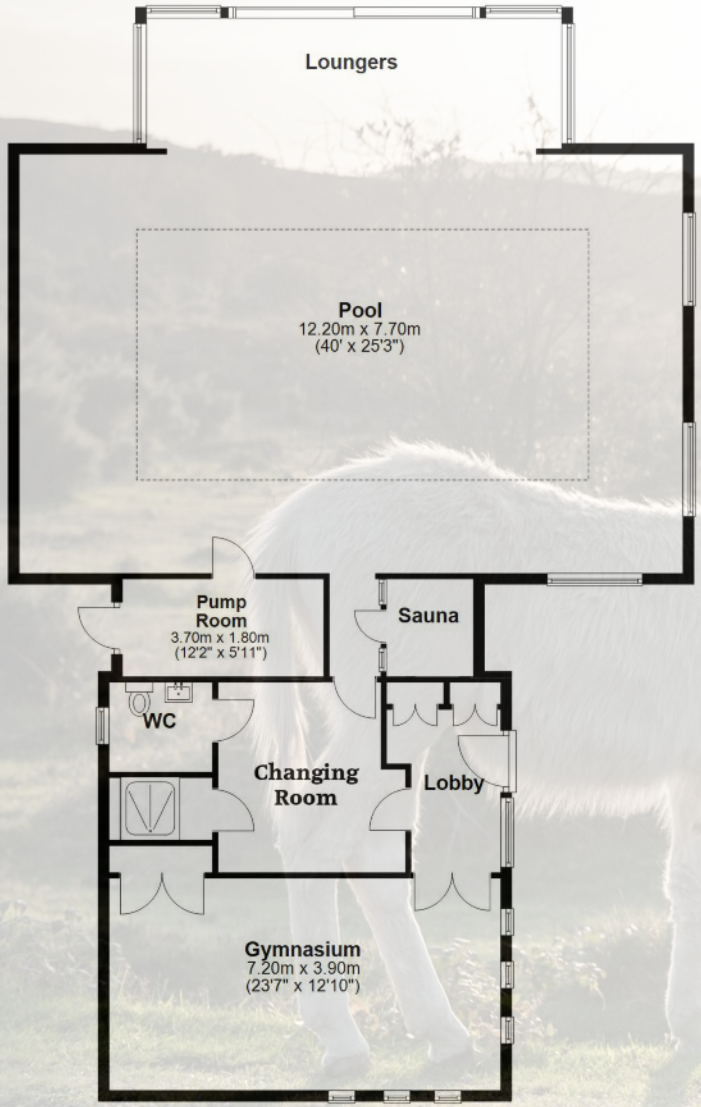


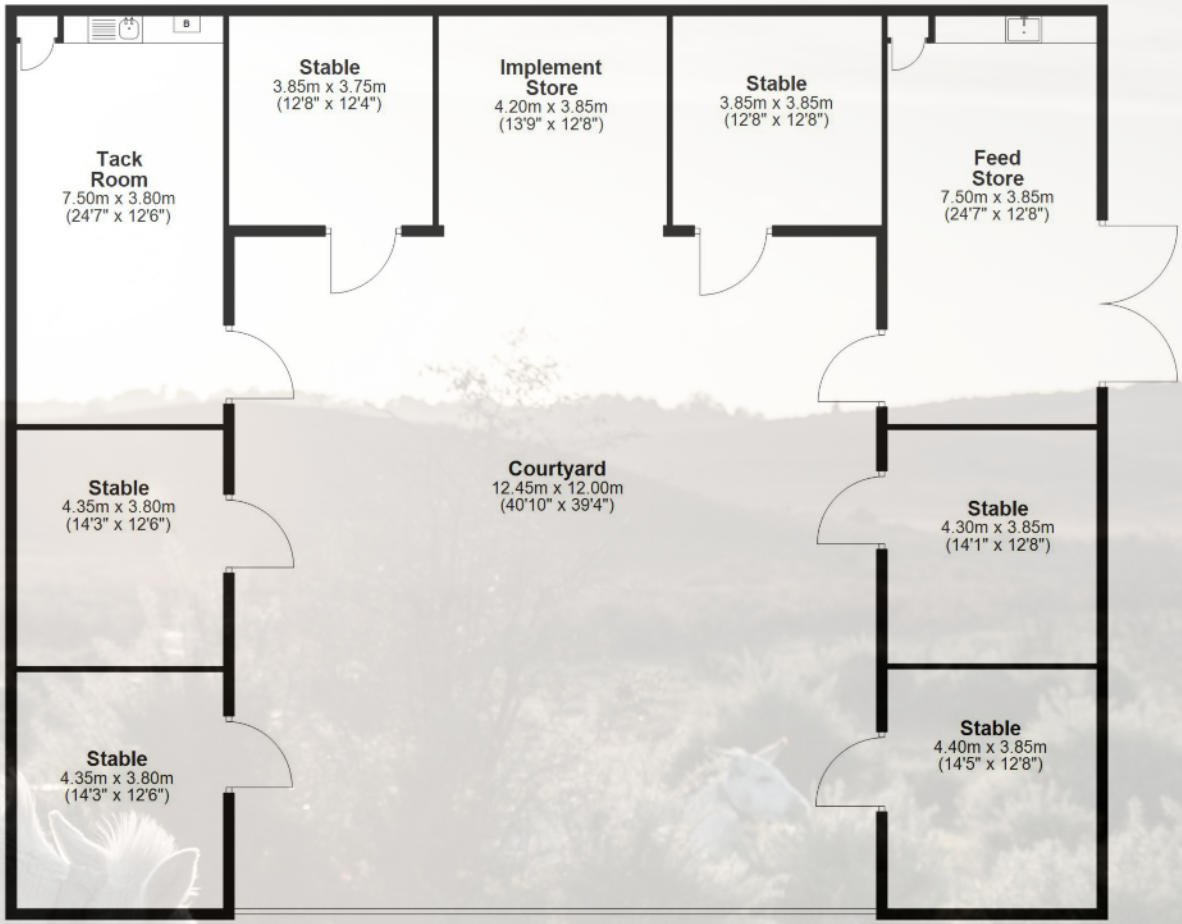
# Wootton Hall Outbuildings

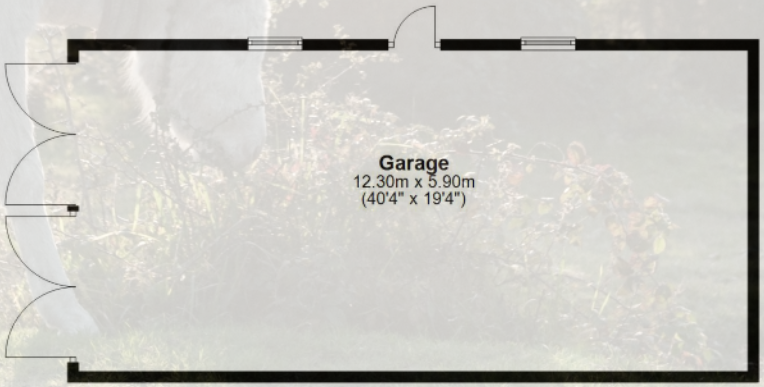
**Approx Gross Internal Areas**

Pool & Gym Complex: 179.7 sqm / 1934.6 sqft
Stable Block & Garage: 245.1 sqm / 2638.2 sqft

**Total Approx Gross Area:**
**424.8 sqm / 4572.8 sqft**




## Floor Plan

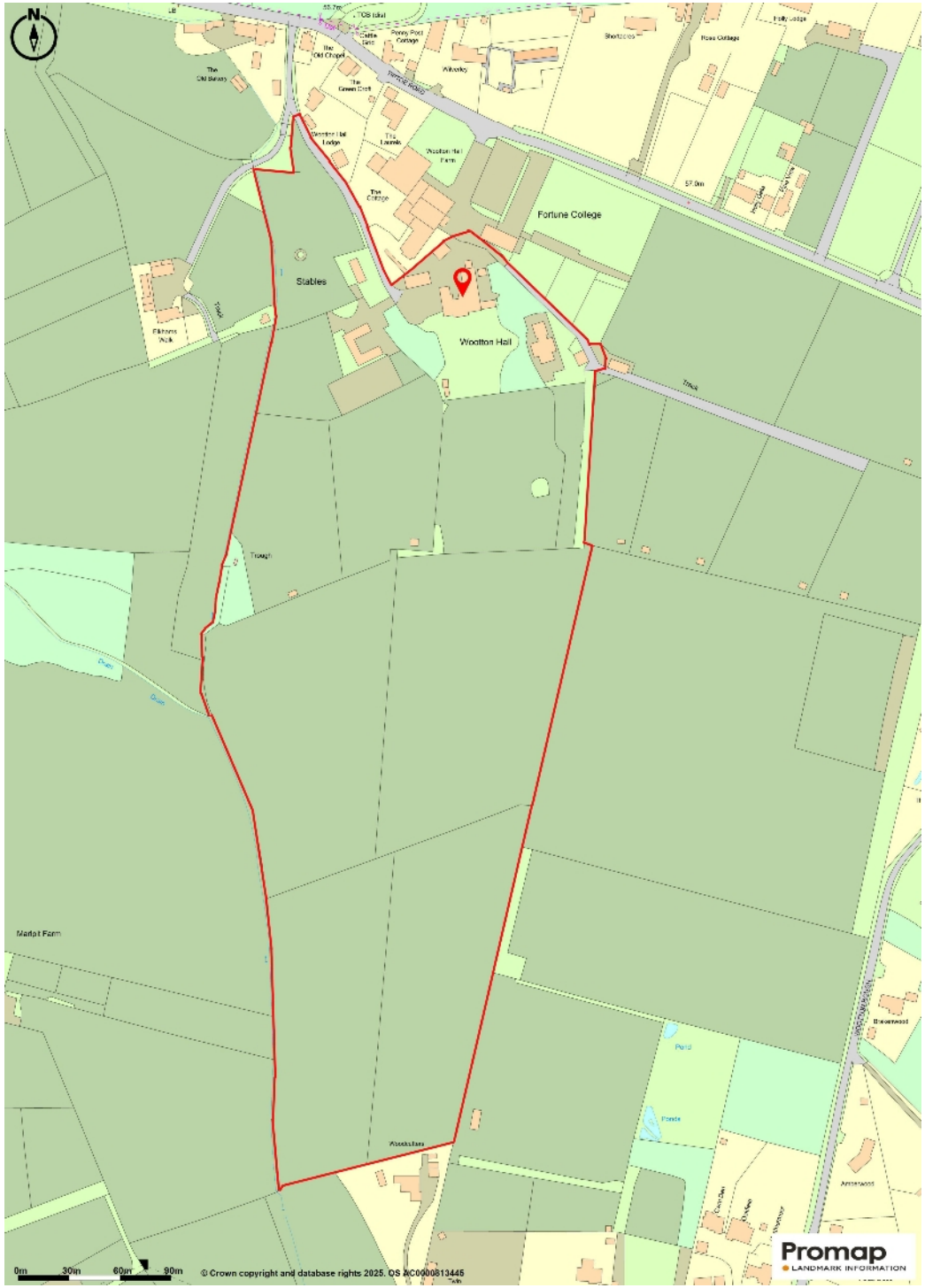
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ASSAULTFITNESS




## Grounds & Gardens

The property is approached via double gates and its own 150m driveway leading down to a large circular area of hardstanding providing off road parking facilities for numerous vehicles set round a central water feature.

A newly erected four bay car garage is situated to one side of the turning area with further self-contained ancillary accommodation set above and accessed via an internal staircase, making an ideal home office, games room or occasional accommodation.

Access leads through to a large gravelled area providing additional parking and access to a self-contained part cob workshop with under floor heating and oak beams, a set of double gates leads into the cottage garden that has a greenhouse and raised vegetable beds, large lawn area, a water well and is enclosed via a large ornate brick wall which is a real feature of the gardens and surrounding courtyards.

The wonderful grounds are apportioned into areas of formal gardens with far reaching views across the paddocks defined by post and rail fencing and established mature planting.
Set within the gardens is a newly constructed indoor swimming pool complex offering state of the art facilities including a gym, sauna, kitchenette, pump room with separate boilers, changing, shower and toilet facilities, the inset swimming pool is 40' x 25' with mosaic tiling set under a glazed atrium with electric safety cover. This area benefits from an air filtration system and Sonos sound system, WIFI. A large expanse of glazed sliding doors lead out to a sun terrace with inset hot tub and outdoor kitchen area with storage units with stone work surfaces. The formal gardens also offer an established pond, with lit paved areas and irrigation system.

A newly erected stable courtyard built by 'Oakcraft' in 2021 is set off the drive on the front approach, offering six generous and lined loose boxes benefiting from power, water and full CCTV to the stable yard. The courtyard also houses a tack room with drying racks and separate boiler, food store and covered hot and cold shower area for washing down horses and dogs. A floodlit manège is set at the side of the courtyard.

The grounds extend in their entirety to approximately 23 acres, with paddocks measuring approximately 20 acres and benefit from delightful southerly aspects.

Further outbuildings include an alarmed 'Oakcraft' large car barn, ideal for vintage cars or additional storage, a Pole Barn and sheds.





## Upgraded Specification

- The house has been completely refurbished over the last four years, in keeping with its historical and Grade 2 heritage, whilst allowing for todays and future technology.
- New Plumbing and Wiring
- Three Phase Electrical Supply
- Cat6 Cabling Solution
- Netgear Wifi 7 network
- CCTV and Alarm system throughout
- Gira Intelligent home system
- Sonos Sound System
- Oakcraft Stable Courtyard erected 2021
- Oakcraft Car Barn erected 2020
- Shepherds Hut available by separate negotiation
- Pool Complex Completed 2021















## Additional Information

Tenure: Freehold
Council Tax Band: H
Energy Performance Rating: C Current: 74 Potential: 84

Services: Mains gas, electric and water
Private Drainage: Carjester Water Treatment Plant located within the boundary of the property.

Heating: Gas Central Heating

Property Construction: Standard construction

Flood Risk: Very Low

Broadband: FFTP - Fibre to the property directly
Current supplier: TalkTalk

Ultrafast broadband with speeds of up to 900 Mbps is available at the property (Ofcom)

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

## Directions

From our office in Brookley Road turn right and proceed over the Watersplash turning left onto the Burley Road. Follow the road for approximately 3 miles until reaching a sign for New Milton on the left hand side. Turn left and proceed along this road to a T-junction where the Rising Sun public house is situated on the opposite side. Turn left and take the first right by a converted chapel onto a country lane. Follow the gravel track down bearing left and access a private drive sign posted Wootton Hall, the property can then be found at the end of the drive.














## The Local Area

It feels a privilege to live in the New Forest. This is a stunning, semi-wild landscape of more than 220 square miles of heathland and woodland where deer, ponies, donkeys and cattle wander freely. It is scattered with picture postcard perfect villages such as Beaulieu, thriving communities such as Brockenhurst and Woodgreen, vibrant market towns like Ringwood and Lymington, and hidden hamlets.

The variety of properties ranges from old hunting lodges and thatched cottages to equestrian estates and contemporary coastal homes with sea views. In terms of lifestyle, the New Forest provides a natural playground for walkers, runners, cyclists, riders and watersports enthusiasts.

It has miles of footpaths, cycle routes and bridleways, and its coastline includes Lymington, the sailing 'capital' of the UK with marinas and sailing clubs. There are also opportunities to go kayaking, wreck diving and sea fishing or simply crabbing from the quayside with the children.

For families, educational facilities in the Forest range from small day nurseries and 'proper' village schools to sixth form provision rated 'outstanding' by Ofsted. There is also a selection of acclaimed independent schools and all make the most of their New Forest grounds and environment to give children a country childhood.

## 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.



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