

# Holly Lodge

*Tiptoe Road, Wootton, BH25 5SJ*

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NEW FOREST


ONE DOZEN EGGS

# HOLLY LODGE

## TIPTOE ROAD • WOOTTON

*A magnificent and distinctive country property, idyllically positioned with direct access to the New Forest National Park and set within approximately 2.3 acres of private grounds. The property combines an impressive family home with expanses of oak framed glazing and offering accommodation in excess of 3400 sq ft with a range of substantial ancillary buildings with an additional 2400 sq ft in total, offering considerable flexibility for modern family life. The house has been thoughtfully refurbished and upgraded by the current vendors to create a stylish, warm and welcoming home, whilst retaining a wealth of character and charm with open aspects across the paddocks, gardens and open forest to the rear.*

## *Guide Price £2,350,000*

4 3 4











## The Property

The house is approached through an impressive full height oak framed galleried entrance hall, leading to an inner hall with Welsh bluestone flooring and a solid oak turning staircase rising to the first floor.

A superb triple-aspect drawing room offers large expanses of glazing benefitting from far reaching views across the rear garden and terrace, open forest to create an exceptional space for both formal entertaining and family life. This generous room benefits from under floor heating and offers some vaulted ceilings, exposed oak beams and a large central inglenook fireplace housing a wood-burning stove.

A well proportioned family room is set at the other end of the hall with a feature fireplace, exposed beams and part vaulted ceiling with skylights inset to allow for additional lighting. A picture window and further side windows overlook the grounds and a side door open out onto to an attractive covered terrace making an ideal area for protected covered dining or could accommodate a hot tub. Adjoining the room is a double aspect study which provides useful flexibility and could, subject to any necessary consents, be utilised as an additional bedroom.

The bespoke newly fitted open plan kitchen and dining room forms the heart of the home. Triple aspect and flooded with natural light, the kitchen has been beautifully fitted with two tone painted wooden cabinetry with complimentary quartz worksurfaces with inset Belfast sink and appliances including a dishwasher and tall fridge and freezer. A large kitchen island is a superb central feature of the room providing useful work surfaces, additional storage and breakfast area. A large four oven electric Aga with side companion and hot plate is set to one side with extractor hood over. The kitchen opens into a dining area beneath a striking glazed lantern roof with exposed oak beams and features sliding doors opening onto the paved entertaining terrace and outdoor kitchen area, creating a natural connection between the principal living spaces and the gardens beyond.

The dining area opens into an adjoining snug area with focal corner wood burning stove creating a cosy seating area and sliding doors also lead out the gardens and terrace.

Set off the hallway is a substantial boot room/utility with space and plumbing for appliances and extensive useful storage cupboards and complimentary worksurfaces. A door leads from here out to the rear garden. A separate cloakroom completes the ground floor accommodation.



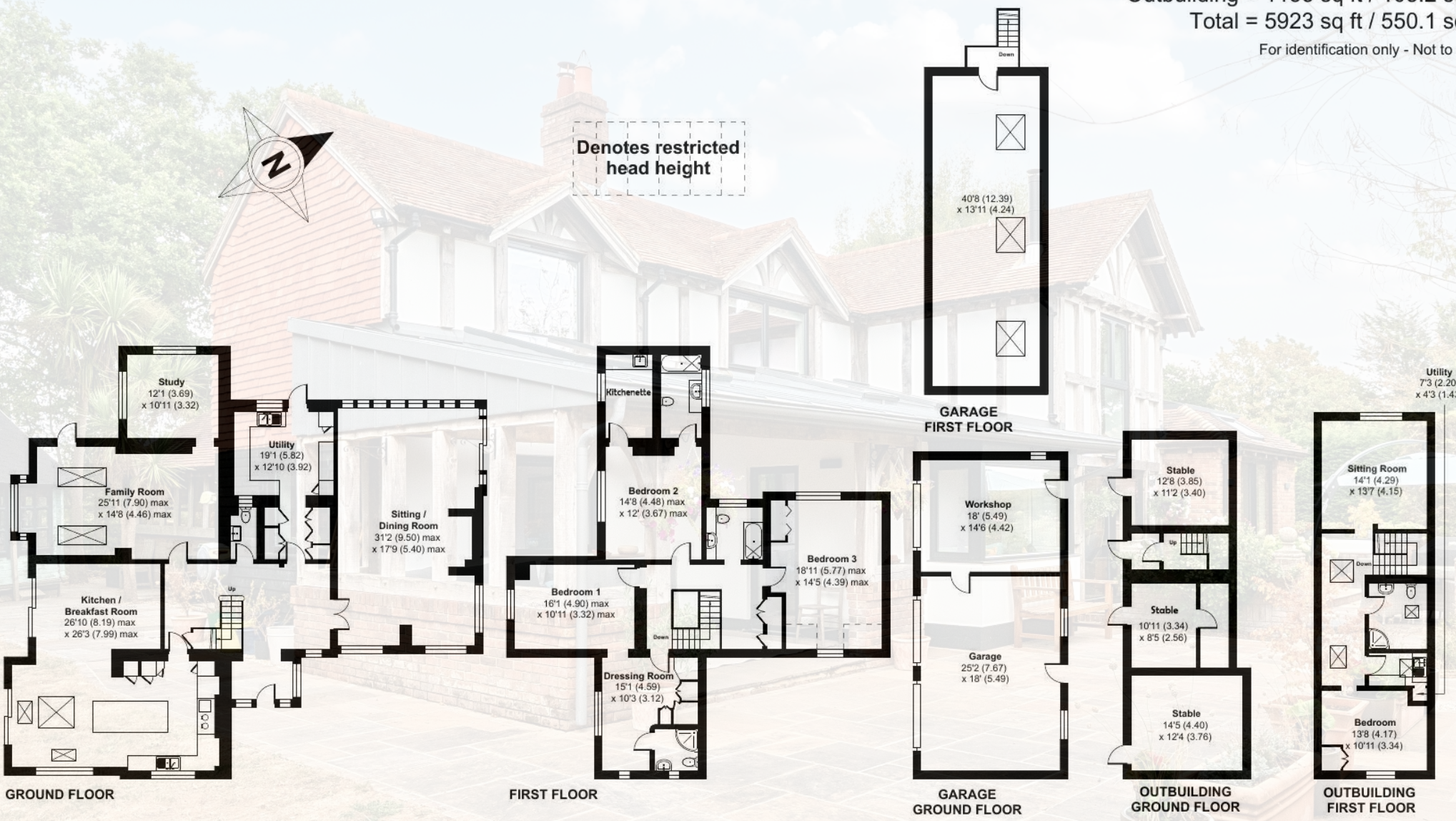






# Holly Lodge, Tiptoe Road, New Milton, BH25 5SJ

Approximate Area = 3479 sq ft / 323.2 sq m
Limited Use Area(s) = 29 sq ft / 2.6 sq m
Garage = 1282 sq ft / 119.1 sq m
Outbuilding = 1133 sq ft / 105.2 sq m
Total = 5923 sq ft / 550.1 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.
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## The Property Continued …

The first-floor landing wraps around to the galley area overlooking the entrance lobby below with views across the grounds and giving access to a large airing cupboard, the bedroom accommodation and family bathroom.

The principle suite encompasses what was originally two bedrooms to provide a generous bedroom area with floor to ceiling glazing overlooking the grounds and paddocks beyond, the dressing room is set off the bedroom with extensive wardrobe storage. The ensuite is set off this area and offering a corner shower cubicle, WC and hand wash basin.

The guest suite is situated across the hallway, originally used as bedroom 1, it benefits from stunning high vaulted ceilings with exposed oak beams and a offers large picture window with leafy views with a walk in dressing area to one end, currently arranged as a kitchenette, and a luxury ensuite bathroom with wall to wall bath, vanity wash basin and WC.

A further generous double bedroom sits at the far end of the landing with dual aspects which is supported by a stunning family bathroom with bath, back to wall WC and vanity wash basin.

## Additional Information

Tenure: Freehold
Council Tax Band: G
Energy Performance Rating: C  Current:  74 Potential: 80
Services: Mains gas, electric and water
Private drainage: Waste treatment plant

Brick built and Cobb stables
Solar panels fitted to garage feedback to grid. Electric and water

Ultrafast broadband with speeds of up to 1800  Mbps is available at the property (Ofcom).
Full fibre broadband to the property
Mobile coverage: No known issues, buyer to check with their provider.

Agents Note: A buyer would need to put in place a forest access on completion to continue the gated access to the rear which we understand is approx. £225 for a 5 year term.











## Grounds & Gardens

The property is approached via a long driveway with the paddocks to one side which leads through electric gates to a substantial parking area set in front of the garaging.

The grounds extend to approximately 2.5 acres with direct access to the open forest and heathland at the rear providing a high degree of privacy and seclusion. The gardens incorporate areas of formal lawn, fenced paddocks measuring circa 1.17 acres and a productive walled vegetable garden, creating a wonderful lifestyle balance of amenity, recreation and rural character.

A substantial oak-framed outbuilding provides a double garage and workshop, with a versatile first-floor room extending the full length of the building providing further ancillary accommodation.

A detached stable block provides three functional stables and storage, together with a studio/office suite above, offering excellent flexibility for home working, guests or ancillary accommodation. The accommodation is currently laid out with a kitchenette, shower room and bedroom accommodation with elevated views across the grounds and forest behind.

Further outbuildings include a summer house, garden shed, feed shed, tack shed and field shelter.

A particularly rare feature is the property's direct access onto the New Forest, via a five-bar gate at the rear of the grounds. This provides immediate access to the surrounding forest and its extensive network of tracks and paths, offering an exceptional opportunity to enjoy the landscape and lifestyle for which this part of the New Forest is so highly regarded.

This is a highly individual property, combining an impressive and beautifully presented family home with excellent ancillary accommodation, equestrian facilities, private grounds and direct access to the New Forest a rare combination in such a desirable setting.










Area: 2.327 acres (9415.63 m²)
57.3m
1.22m RH
Tiptoe Cottage
Forest Edge
Holly Lodge
Shortacres
Rose Cottage
57.0m
Holly Gate
Pine View
llege
Heathercroft
0m
15m
30m
45m
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LANDMARK INFORMATION














## Situation

Wootton is a small and sought-after New Forest village with two churches, a village school, pre-school and public house. The neighbouring village of Sway, approximately 2 miles to the west, provides a mainline railway station with services towards London and the south coast, together with a good range of local amenities. The attractive Georgian market town of Lymington lies approximately 5 miles to the south west and is renowned for its sailing, marinas and popular Saturday market. The property is conveniently located for the A35 and the wider road network, whilst mainline rail services and both Bournemouth and Southampton International Airports are within easy reach.

## Directions

From our office in Brookley Road turn left and take the first turning on the right into Sway Road. Continue to the end of Sway road and turn right onto the B3055. Continue into Sway past the Hare & Hounds Pub until the B3055 becomes Arnewood Bridge Road. Continue straight on and turn right into Wootton Road passing Tiptoe Primary School. Proceed into Tiptoe Road where the property can be found on the right hand side.

## Important Notice

Spencers of The New Forest 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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