



Set Thorns, Brownhill Road, Wootton, Hampshire BH25 5TT

Winkworth

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AT A GLANCE

- Family house set in beautiful countryside
- Extensive plot with beautifully landscaped garden
- Four bedrooms and three bathrooms
- Three reception rooms and conservatory
- Kitchen / utility room
- Garage and car port
- Gravelled driveway with extensive parking space and 'in and out' driveway

LOCATION

The village of Wootton is situated in a beautiful countryside location, in Hampshire, close to the Dorset border. The immediate vicinity gives access to the stunning New Forest National Park with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Nearby beaches are at Highcliffe and Mudeford, with its picturesque Quay. Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The base of BBC Springwatch).

New Milton Train station is * 2m / 7 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. New Milton has an excellent range of shops, cafes and supermarkets, including an M&S and a department store (Bradbeers). The village of Brockenhurst is *6.4m / 16 mins by car and has a range of shops, restaurants, a primary school, Brockenhurst College and a renowned golf club.

Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole. Barton-on-Sea golf course is *1.9m / 6 mins by car and nearby restaurants include The Pig, The Jetty and the world Renowned Chewton Glen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole. (Source *Google Maps).

DESCRIPTION

On the market for the first time in over 40 years, 'Setthorns' is an exceedingly charming house set in this idyllic New Forest location.

The house is approached over an extensive gravel drive with 'in an out' gates, flower and shrub borders and a sandstone path leading to the front door.

The entrance porch is exceedingly spacious with twin glass doors and a wood-built vaulted ceiling leading through into the entrance hall, which has a range of storage cupboards.

The reception room is bright and welcoming with a double aspect and features a working brick-built fireplace and leads through into the dining room.

The ground floor bedroom has a range of fitted wardrobes, and a very well refitted ensuite with a slate tiled floor, a good sized bath and overhead shower.

The kitchen has a large window giving a lovely view over the rear garden, is well equipped and with cream-coloured cabinets and there's space for a table and chairs. A breakfast bar creates a very convivial space alongside a very cosy seating area which leads through into the conservatory.

A superb solid wood staircase with glazed panels leads up to the first floor and the landing is a useable room in its own right (as a study or playroom) with a picture window (and window seat with storage under) looking out to the front aspect.

There are two double bedrooms each with fitted wardrobes, one with an ensuite shower room and the other bedroom leads through to a vaulted area (perfect for a playroom) with Velux windows and eaves storage.

The large principal bedroom suite has an ample range of fitted wardrobes leading into a superb study (which could also be used as a dressing room). The ensuite bathroom has a large tub and double shower.

The double garage also features a sturdy metal carport.

The beautiful garden has an extensive lawn and a beautiful range of flowers, shrubs and trees, measuring just under an acre in total. A stunning sandstone patio leads to the summer house, which is perfect for outside dining and entertaining. There is also a very well-built duck egg coloured timber shed, together with a garden shed and gazebo.

NFDC Council tax band - G

EPC rating - E



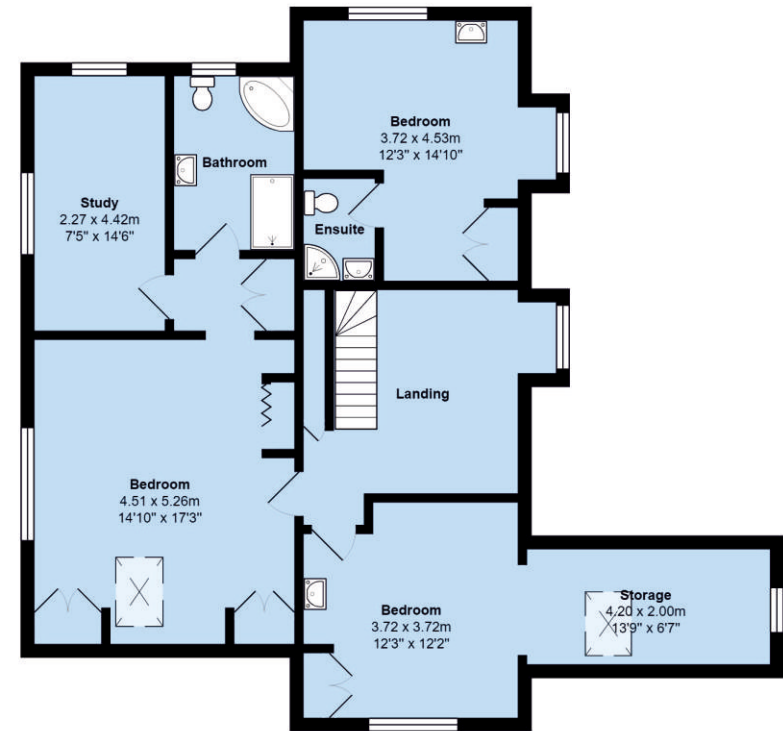
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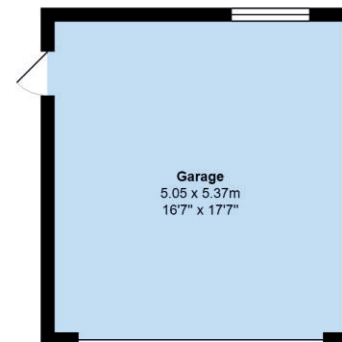


Total Area: 252.5 m² ... 2718 ft² (excluding garage)

All measurements are approximate and for display purposes only



First Floor



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