



**Hewers Orchard**

*Minstead, Lyndhurst, SO43 7GD*

**SPENCERS**  
NEW FOREST









# HEWERS ORCHARD

MINSTEAD • LYNDHURST

*Dating back to around 1921 and sympathetically extended and improved over the years is this delightful thatched four-bedroom period property offering ample living accommodation throughout. Further outbuildings and stables provide further flexible accommodation whilst all being situated in a lovely elevated, quiet and peaceful location all sat on an acre plot and boasting a lovely, heated swimming pool.*

£995,000



4



3



2





## The Property

The main access to the property is to the rear where you enter through a useful utility room via a rear stable door, with space for tumble dryer and washing machine. This room ideally doubles up as the perfect boot room entrance. A secondary door leads you immediately into the spacious kitchen offering an array of both low lying and eye level units with inbuilt double oven, cooker, fridge and space for dishwasher. The kitchen offers double aspect views to the rear of the property. A doorway leads to the main hallway with airing cupboard, cloakroom and stairs leading to the first floor. The welcoming hallway offers access either side to both the dinning room and living room and an original front porch with benched seating and storage.

The elegant living room offers dual aspect living with feature fireplace and inset wood burning stove, bay window and double doors leading out to the swimming pool terrace. The dining room equally provides a lovely bay window with feature fireplace with further double aspect views over the gardens. The extended study sits at the rear of the property and gives the perfect work from home room and could ideally double up as the perfect fifth downstairs bedroom.

The stairs from the hallway lead to the first-floor landing where all bedroom accommodation can be found, all providing good sized double rooms with vanity units and wardrobes. All the bedrooms offer lovely views over the grounds and are all serviced by both a three-piece bathroom and a further separate shower room.





# Minstead, Lyndhurst, SO43

Approximate Area = 2109 sq ft / 195.9 sq m

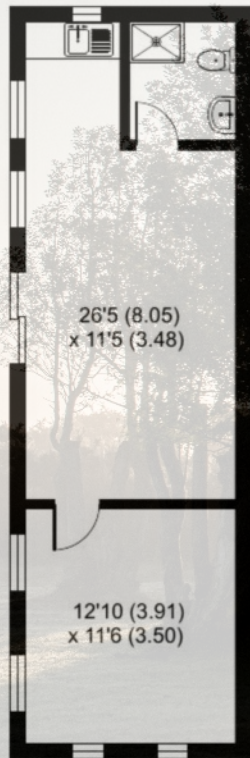
Limited Use Area(s) = 85 sq ft / 7.8 sq m

Outbuilding = 1196 sq ft / 111.1 sq m

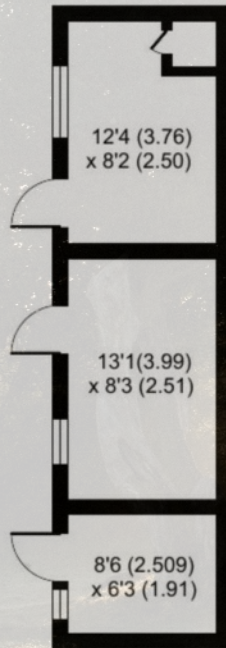
Total = 3390 sq ft / 314.8 sq m

For identification only - Not to scale

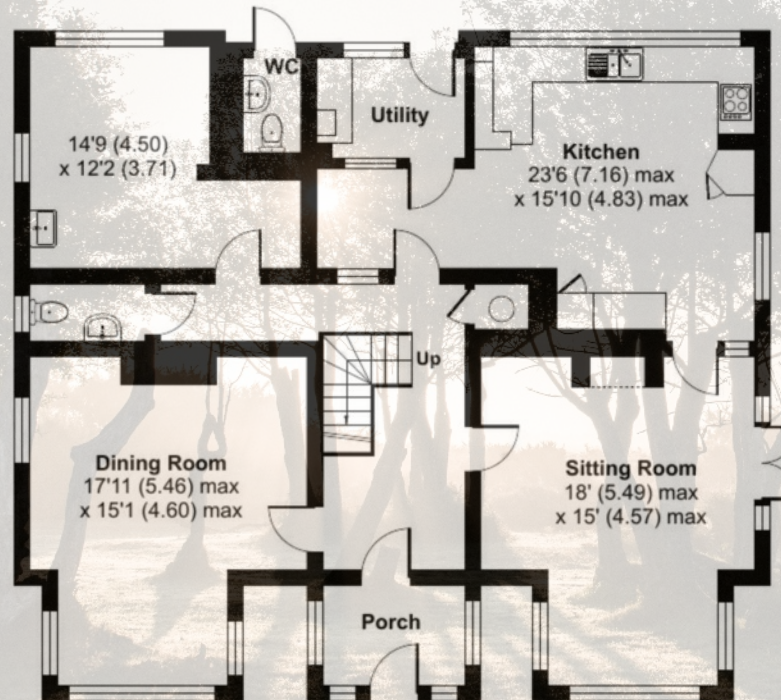
Denotes restricted  
head height



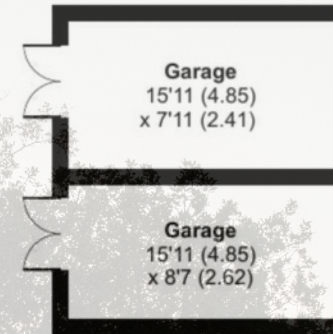
OUTBUILDING



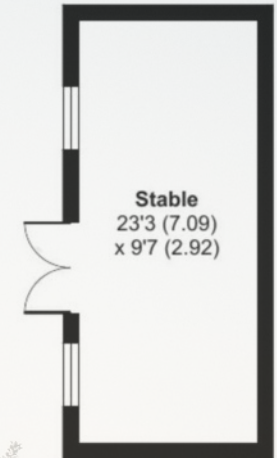
OUTBUILDING



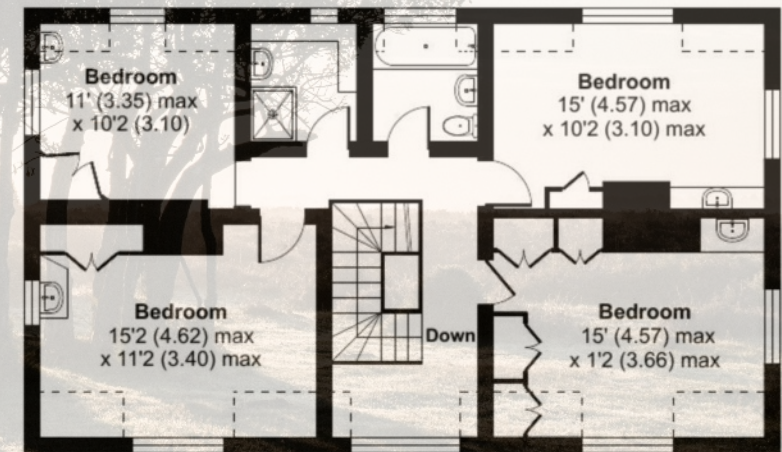
GROUND FLOOR



OUTBUILDING



OUTBUILDING



FIRST FLOOR







## Grounds & Gardens

The property benefits from both a front access and rear driveway that leads you to the back of the home giving you off street parking for multiple cars and a double garage. Externally the property benefits from an array of versatile outbuildings, including multiple garden stores and workshop, converted stable, double garage with ample parking and a substantial potential detached annexe ( In need of modernisation ) . The majority of the gardens are laid to lawn, colourfully interspersed with a multitude of seasonal flowers, mature shrubs and trees. A covered terrace with gardeners WC, brick-built barbecue area, sizable, heated swimming pool and an additional holding paddock complement this most wonderful of properties.

## Additional Information

Property Type: Detached

Tenure: Freehold

Council Tax Band: G

Energy performance rating: D Current: 56 D Potential: 81 B

Services: Mains Water and Electric Connected

Drainage : Private Drainage, Septic Tank ( Sole use )

Heating: Electric and Air Source Heat Pump

TPOs ( Tree Preservation Order ) are affecting the property

Parking: Garage and Private Driveway

Broadband: Broadband speeds up to 1800 Mbps available at the property  
FFTP ( Fibre to the property directly )

## Agents Note:

Agents Note: The property which was last thatched in 2004 whilst the ridge was renewed in 2020, affords a good level of accommodation and surprisingly high ceiling heights throughout. A modern air source heat pump, New Forest latched doors throughout and recent upgrades to the 40 ft. x 20 ft. swimming pool add to the appeal of this sizable 'Chocolate Box' Cottage.





## Directions

From the centre of Burley proceed along Chapel Lane and Lyndhurst Road for about 4 miles until reaching the A35, turning left towards Lyndhurst. Upon reaching Swan Green turn left signposted Emery Down and continue along for about two and a half miles, taking the fourth road on the right signposted Minstead and Newtown. Take the first left and then take the next left, follow the property along until the end of the track where the property will be found on the left hand side.

## Situation

Hewers Orchard is positioned in a rather idyllic location within Minstead, deep in the heart of the New Forest National Park. This sought after village benefits from a superb community spirit and provides day to day amenities including a village shop/tea room, public house, village hall and church. Although occupying a particularly peaceful location, Hewers Orchard is conveniently positioned within easy reach of the open forest, ideal for those looking to explore the New Forest National Park by foot or equally for equestrians, with a short ride through quiet country lanes before reaching thousands of acres of stunning hacking routes. There is also access via the A31 to the M27 leading to Park Way Station and Southampton Airport.

## Important Notice

By prior appointment only with the vendors agents Spencers of the New Forest.

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 or 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 fittings, 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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