



Toms Lane Corner

Minstead, Lyndhurst, SO43 7GF

SPENCERS
NEW FOREST





TOMS LANE CORNER

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An attractive detached country house, dating back to 1921, which has been beautifully renovated and offers well proportioned living accommodation throughout. Ideally situated within a peaceful forest location, set amongst a generous plot approaching 4.2 acres.

£1,750,000





The Property

This most attractive and peacefully situated family home was built in 1921 and is constructed with brick elevations beneath a French terracotta tiled roof, with mature wisteria along the front and southern elevation. Sitting centrally in its plot and enjoying direct forest access, the property offers extremely well-proportioned accommodation throughout, as well as being in excellent decorative order.

The ground floor boasts a host of versatile living accommodation with lovely views over the garden. As you enter the property from the main front door via a covered porch you enter immediately into a useful lobby which in turn gives further access into a large kitchen/breakfast room with travertine tiled flooring, ample low level and eye level units, AGA and stone worksurface. The bespoke handmade kitchen provides access to both the main reception hall which sits central to the house and the 'living room/Dining room' which sits at the end of the house with its double aspect views over the garden and boasts a lovely feature fireplace.

Another good-sized sitting room sits at the opposite end of the house across the main reception hall, with further double aspect views over the garden and feature fireplace. The downstairs accommodation is completed with a useful utility room which is set just from the kitchen offering further storage units, wash basin and further access out to the gardens.

A further downstairs W/C also sits from the kitchen. Stairs from the main Reception Hall lead to the first floor where all bedroom accommodation can be found. The principal bedroom offers double aspect views, ensuite accommodation and walk in wardrobe with bedroom two also offering well-proportioned bedroom accommodation and en-suite shower room. Two further bedrooms are offered on this floor both served by a four piece family bathroom.





Ground Floor

First Floor

Approx Gross Internal Area:
263.2 sqm / 2833.1 sqft



Illustration for identification purposes only; measurements are approximate, not to scale.
Plan produced using PlanUp.



Grounds & Gardens

Toms Lane Corner occupies a central position within its own garden and grounds and consequently enjoy total seclusion and privacy.

On the south side of the house is a terrace, beyond which there is approximately an acre and a half of formal gardens which provide vibrant colour in the form of numerous azaleas, camellias and rhododendrons, accompanied by intertwining footpaths.

There are a number of unusual plants and trees including a mature witch hazel, and a small area of woodland which is home to a carpet of bluebells in springtime.

From the garden there are quite outstanding distant views over the forest.

The house also has the benefit of two paddocks, although planning permission has previously been granted in 2016 to provide a separate stable and garage complex incorporating three stables, store and a double garage as well as re-routing the driveway.

Further information about the planning can be found on the New Forest National Park planning portal, reference: **16/00161**

In all, the grounds extend to approximately 4.2 acres.

Agents Note: It is understood that the property benefits from Forest Rights.

Services

Energy Performance Rating: E

Council Tax Band: G

Tenure: Freehold

Mains water and electricity



The Situation

Toms Lane Corner is situated on the south west outskirts of the extremely popular and largely unspoilt village of Minstead, which in turn lies within the heart of the New Forest National Park.

Toms Lane Corner has direct access onto the open Forest via five separate gates, where there are numerous walks and rides. The larger local centres include Lyndhurst, Brockenhurst, Lymington, and Winchester, where most everyday requirements are readily available, together with a good selection of schools for all ages; access onto the A31 and the M27 coastal motorway are both within a short drive, providing first class communications to all parts of the country, including London via the M3 motorway and the South Coast, with its excellent aquatic pursuits and Channel ports, whilst Southampton and Bournemouth are home to international airports.

Viewing

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.





Tucked down a maze of country lanes and surrounded by woodland, Minstead is a perfect forest location for an idyllic lifestyle

The Local Area

Minstead is a perfect village in miniature. Tucked down a maze of country lanes and surrounded by woodland, it is tranquil and unspoiled, yet surprisingly and accessibly close to junction one of the M27 at Cadnam.

For a small village it punches well above its size in terms of community and history. Overlooking its delightful green is a popular country inn, The Trusty Servant, which also houses the village shop that serves as a community hub. There's also a quirky parish church which is the resting place of Sir Arthur Conan Doyle, creator of Sherlock Holmes.

Nearby are what are thought to be two of the oldest oak trees in the forest as well as the Rufus Stone, marking the spot where King William II was shot by an arrow.



Points Of Interest

M27	2.1 miles
New Forest Golf Club	2.3 miles
Cadnam/A31	2.3 miles
Limewood	3.3 miles
Careys Manor	5.4 miles
Brockenhurst Train Station	5.6 miles
The Pig	5.9 miles
Southampton Airport	13 miles



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

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