



Hartings

Seamans Lane, Minstead, Lyndhurst, SO43 7FU

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HARTINGS

SEAMANS LANE • MINSTEAD • NEW FOREST

For the first time in 40 years, this charming four-bedroom family home is being offered to the market. The property features an acre of beautifully landscaped gardens, professionally designed to include an orchard and pond. Additionally, it boasts a highly sought-after location, ample off-road parking, and a wonderful garage and studio.

£1,850,000



Ground Floor

Kitchen/Dining Area • Formal Dining Room
Sitting Room • Garden Room • Study

First Floor

Principle Bedroom with En-Suite
Three Further Double Bedrooms • Family Bathroom

Grounds & Gardens

One Acre of Landscaped Gardens • Orchard • Pond
Generous Double Garage with Studio





The Property

This charming 1950s property has been a beloved family home under the same ownership for the last 40 years. It has been meticulously restored to an exceptionally high standard.

Upon entering through an enclosed porch and a large traditional wooden front door, you are welcomed into an impressive entrance hall. The hall features wooden flooring throughout and a hand-turned oak staircase leading to the first floor. It also includes under-stair storage and a downstairs cloakroom. From here, you can access all principal rooms.

To the right is the delightful sitting room, which boasts oak flooring, beams surrounding the grand fireplace with a gas fire, and double aspect views to the front and rear of the property. Adjacent to this room, through an arched doorway, is the garden room. Added in 2000, this bright and airy room features underfloor heating, a pitched roof with exposed beams, and large windows and double doors that open to the rear terrace and beyond.



On the other side of the ground floor is the fully fitted family kitchen. This handmade kitchen includes granite worktops, a range of storage cupboards, a wine rack, an oven, a microwave, a warming drawer, and an induction hob with an overhead extractor fan. The Amtico flooring extends into the dining space, which includes a larder, useful storage space, and double doors that open onto the garden. An arched doorway leads to a convenient utility room, which has space and plumbing for white goods, a sink, and a stable door leading out to the side of the property. Additionally, there is a very useful study with double aspect views and a formal dining room with a large window overlooking the rear garden.



The Property Continued...

The first floor comprises four generously sized bedrooms, all with fitted wardrobes. Two of the bedrooms feature sinks and offer delightful views over the rear garden.

The master bedroom has lovely double aspect views, fitted wardrobes, and a newly fitted ensuite. The ensuite includes a low-level WC, a fitted bath, a walk-in shower cubicle with marble effect tiles, and a wash hand basin.





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Approximate Area = 2493 sq ft / 231.6 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Garage = 404 sq ft / 37.5 sq m

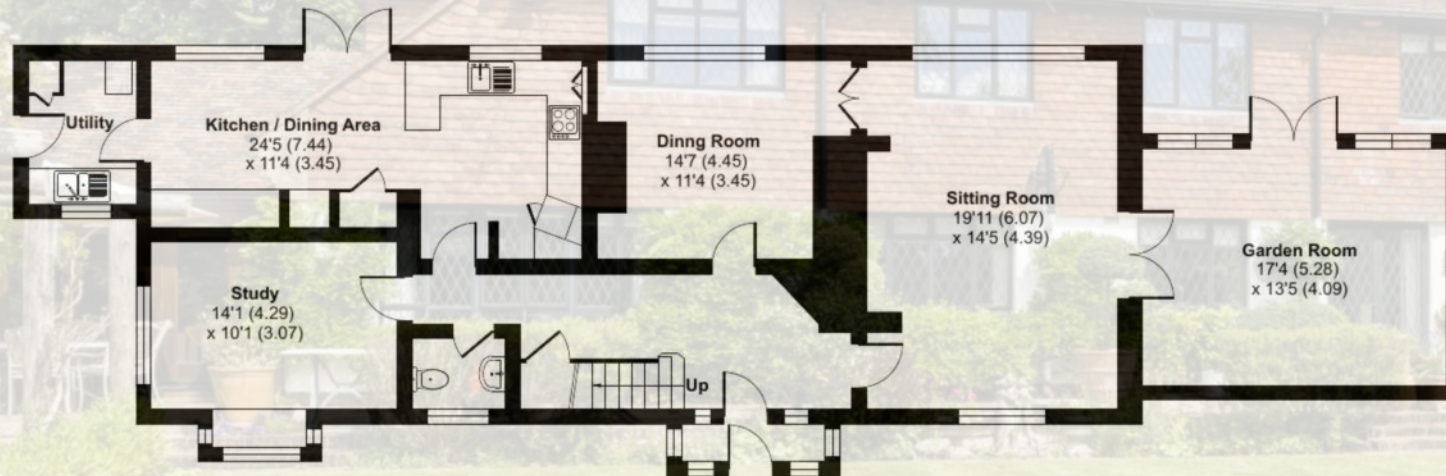
Outbuilding = 403 sq ft / 37.4 sq m

Total = 3334 sq ft / 309.6 sq m

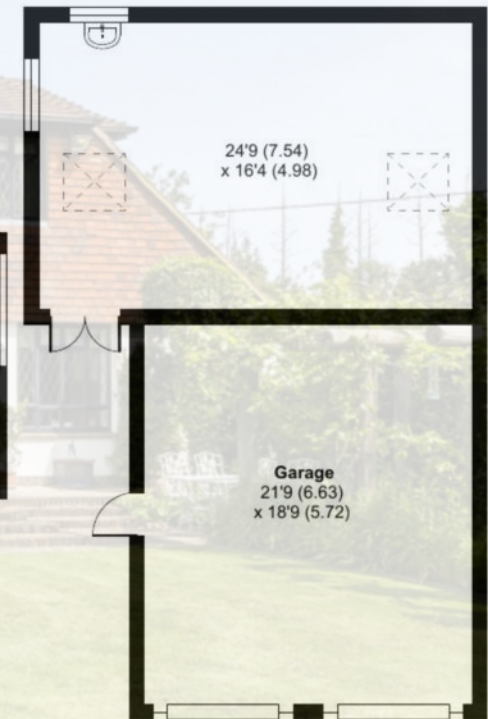
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FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Spencers of the New Forest Ltd. REF: 1141924



Grounds & Gardens

The property, known as Hartings, benefits from delightful grounds and gardens designed by the renowned Sarah Eberle. The approach to the property is over a cattle grid and through electric timber gates onto a large tarmacked driveway with a feature roundabout and ample off-road parking for numerous vehicles.

The garden wraps around the property, and to the right, there is a new garage and workshop added in 2020, which has electricity and an oak-pitched roof. The separate studio is currently used as a workshop but would also make an ideal home office.

The rear garden is mainly laid to a level lawn and features a tranquil pond, an orchard with numerous fruit trees, an extensive vegetable garden and a terraced area perfect for al fresco dining, and paths leading off with beautiful timber archways.





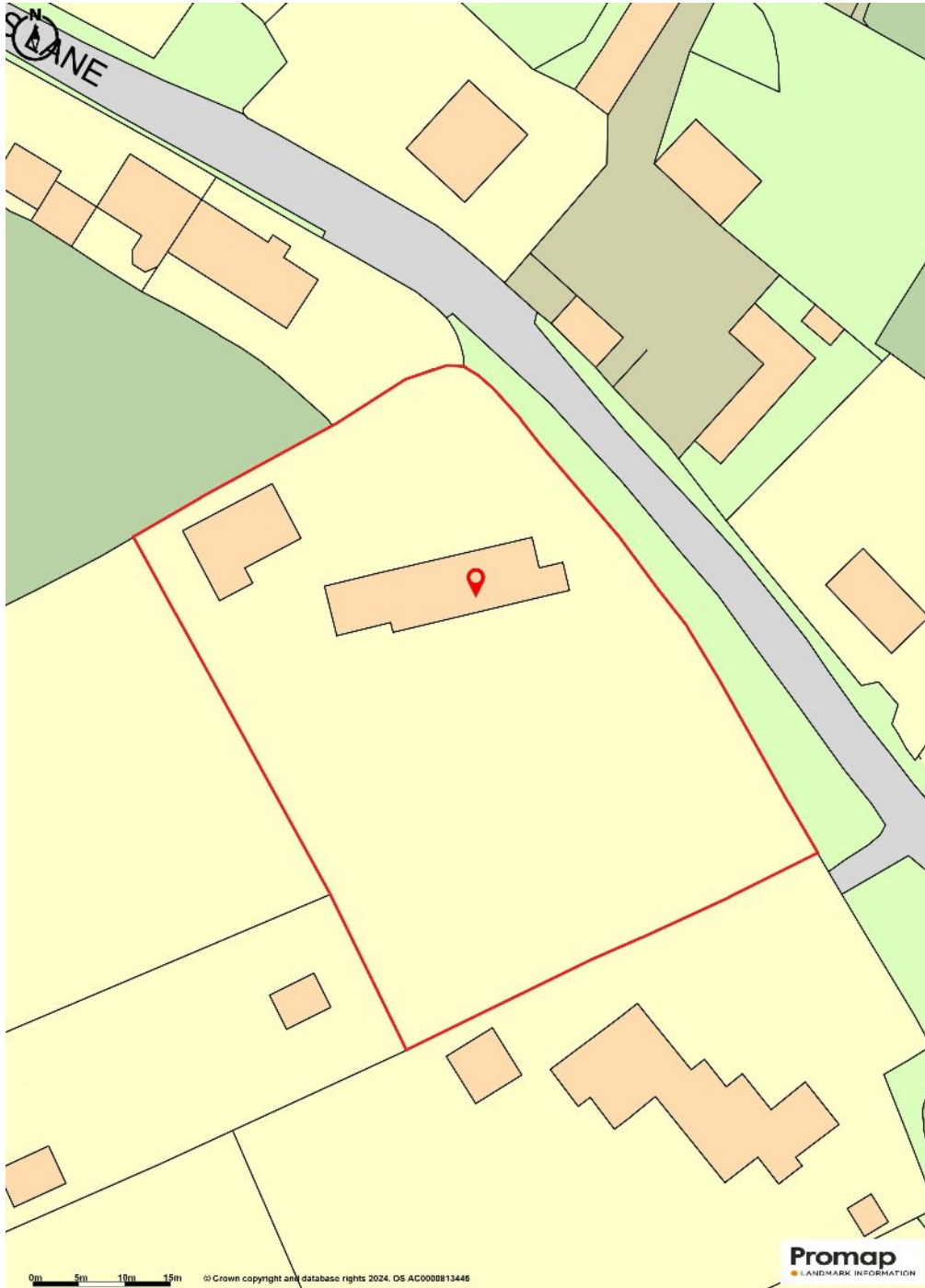
The Situation

Minstead has a vibrant community, a village hall, pub (The Trusty Servant), botanical gardens, and a Norman church. There is direct access onto the open forest providing a network of footpaths and bridleways for walking and riding. Lyndhurst is approximately a seven minute drive away and is the largest village within the New Forest. It is a popular tourist location with many independent shops, art galleries, cafés, restaurants, pubs and hotels. Southampton is a vibrant, modern city which has the popular West Quay shopping centre and many attractions.

Points of Interest

The Trusty Servant Inn	0.6 Miles
Minstead Community Shop	0.6 Miles
Bramshaw Golf Club	1.5 Miles
Bartley C of E Junior School	2.1 Miles
Lyndhurst Surgery	2.7 Miles
Lime Wood Hotel	3.8 Miles
Ashurst Railway Station	3.7 Miles
Brockenhurst Railway Station	6.3 Miles





Services

Energy Performance Rating: E

Council Tax Band: G

Tenure: Freehold

Mains water and electricity - Private drainage - Oil fired central heating

Directions

From the centre of Burley proceed north to the A31 turning east towards Southampton. Exit at Junction 1 of the M27 taking the third exit towards Cadnam. Take the third exit at the next roundabout towards Lyndhurst and then after about 1 mile, turn right, signposted Minstead. Continue along this road until you reach a T junction and continue right onto Seamans Lane. Continue on the lane for about 0.2 miles and the property can be found on the left hand side.

Viewing

By prior appointment only with the vendors agents Spencers Property.

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 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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