



THE SPLASH • MINSTEAD • LYNDHURST • SO43 7GJ **Guide Price £1,800,000**

Beautiful four-bedroom country residence with delightful views over private grounds and gardens of approximately an Acre. The Splash combines rural New Forest living and character with modern luxury. Situated in a stunning sought-after and convenient location.

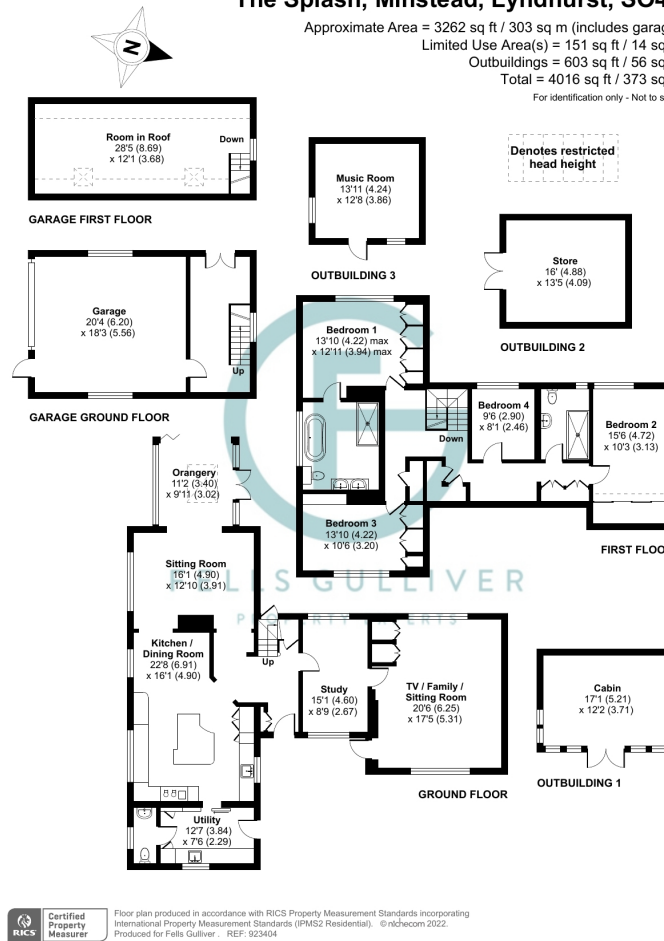


FELLS GULLIVER

PROPERTY EXPERTS

The Splash, Minstead, Lyndhurst, SO43

Approximate Area = 3262 sq ft / 303 sq m (includes garage)
 Limited Use Area(s) = 151 sq ft / 14 sq m
 Outbuildings = 603 sq ft / 56 sq m
 Total = 4016 sq ft / 373 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichexom 2022. Produced for Felis Gulliver - REF: 923404

Property Specification



- Cinematic TV room with surround sound
- Double garage with car port and boat store
- Electric wooden gates & block paved driveway with lights
- Back and upstairs rooms to garage that would make an ideal annex
- Electric car charging point
- No forward chain
- Air source heat pump and RHI re-payment of £1600 pa for 5 further years
- Luxury kitchen, finished to the highest specification throughout
- Prime Oak orangery & outside seating/dining area
- Garden cabin/gym & music room with power & greenhouse

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

The Splash is ideally situated within the beautiful New Forest National Park located in a rural but accessible and convenient location. The owners have improved this characterful home to an extremely high standard with an eye for top quality detail in the fixtures and fittings.

Electric gates then block paved drive with lights lead to the main thatched residence perfectly set within the grounds to make the most of the garden views. An impressive characterful arched wooden door opens to a welcoming open entrance hall providing access to the principal rooms and staircase to first floor. Prime engineered Oak wood flooring is laid throughout the ground floor with underfloor heating.

Kitchen

The Mark Wilkinson designed kitchen is a central hub of the house with a large island perfect for entertaining and to congregate around. The kitchen is fitted with a range of tasteful handmade wooden cabinetry, large electric Aga, double Belfast sink, Quooker boiling and sparkling water tap, and coordinating granite worktops and splash back. The kitchen further includes an American fridge freezer, built in microwave, integrated dishwasher, and wine fridge. The kitchen is open to a beautiful dining space which can accommodate a large dining table and chairs.

Utility/Boot room

A good size utility/boot room is set off the kitchen from where a further external door leads out to the front and gives access to the guest cloakroom. The utility/boot room includes an integrated washing machine, Belfast sink, ample shoe and boot storage and cabinetry and work surface to match the kitchen.

Sitting Room

The sitting room presents a lovely warm and inviting seating area around an attractive fireplace with wood burner. The sitting room leads through to the Prime Oak Orangery enjoying views of the garden and bi-fold doors. Adjoining the orangery is a well-designed Prime Oak outside covered seating/dining area with electric heater.

Study

The study is accessed from the entrance hall and enjoys a double aspect with bespoke designed office furniture. The study leads into the spacious cinematic TV room with surround sound, double aspect, built-in storage cupboards and external door.

Staircase/Landing

The staircase has a characterful arched glazed external door leading to the sun terrace from the

landing. The first-floor landing has three airing/linen cupboards, the hot water system, and loft access. A corridor to bedrooms three and four also has bespoke built in wardrobes and storage space.

Bedrooms

The master suite has a garden aspect, built in Oak wardrobes and a sizable en-suite with rolltop bath, separate walk-in shower, WC, and double wash basin with cupboard below. Bedroom two is a sizable double with built in wardrobes and drawers. Bedroom four is a smaller double bedroom with a garden aspect and bedroom three is a large double with a garden and woodland outlook, and eves wardrobe storage. The family bathroom has a walk-in shower, WC, and wash basin.

Outside

The large double garage has an electric up and over door, side window, electric and light, and rear door to a separate back room with stairs to the first floor and individual external door. The room above the garage has Velux windows and would make an ideal annex. To the side of the garage is a car port and secure boat store that is ideal for outdoor activity equipment. Further outbuildings can be found to the rear of the garden that include an insulated cabin with power and light currently used as a hobby room and a further sound insulated music room.

The landscaped garden and grounds are of note with a beautiful stream meandering down one border with a woodland backdrop. The private garden is mainly laid to lawn with established flower beds and borders. Adjoining the house is a sun terrace and BBQ outdoor cooking area.

The property further benefits from commoners grazing rights and Ultrafast Broadband.

Location

Located in Minstead, one of the New Forest National Park's most sought-after villages. Minstead has a vibrant community, a village shop, a village hall, a pub (The Trusty Servant), 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 a short 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. The surrounding areas of Southampton and Winchester have a wide selection of well-respected private schools along with several others across the Dorset border. Communications are excellent with east and west access to the M27 and M3 within easy reach and Southampton Parkway station giving a link to London Waterloo within an hour and ten minutes. Southampton airport is 13 miles.





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