



Minstead House

School Lane, Minstead, Lyndhurst, SO43 7GL

S P E N C E R S
N E W F O R E S T



MINSTEAD HOUSE

SCHOOL LANE • MINSTEAD • LYNDHURST

Situated in a picturesque, secluded New Forest location, 'Minstead House' features an array of highlights, being a wonderful country home presented in fine order. The home achieves the elusive blend of character, fused with luxury, modern specification, all with a keen attention to detail throughout. The extensive accommodation over three floors, and which has been renovated and redecorated recently, includes 6 bedrooms and plentiful reception areas. This stunning property continues to impress outside with pleasant gardens & paddocks of approx. 5 acres, featuring direct forest access and forest rights.

£2,500,000

Ground Floor

Reception Hall • Study • Sitting Room • Kitchen/Breakfast Room With Snug Area • Dining Room • Sitting Room • Family Room • Conservatory
• Utility Room • Cloakroom

First Floor

Principal Bedroom With En Suite • Guest Bedroom With En Suite • Two Additional Bedrooms • Two Bathrooms

Second Floor

• Two Double Bedrooms • Reception Room • Bathroom

Grounds & Gardens

• A Covered, Heated Swimming Pool • Spacious Carport • A Recently Installed Garage • Stables & Tack Room • Paddock • Field Shelter • New Wood Store





The Property

Minstead House is immaculately presented and has undergone comprehensive improvements and redecoration, both inside and outside in recent years. Of particular note is the free-flowing and generous accommodation while there are an abundance of highlights, truly only appreciated by a viewing.

Wonderfully designed and meticulously planned out reception areas, which span the entire width of the house, are the running theme, offering formal yet relaxed areas. Such as the welcoming, double aspect sitting room with a large log burner, with a minsterstone fireplace, while this leads out onto the rear terrace and beautiful gardens beyond. There is a well-appointed, country style kitchen area with a central island, an array of integrated appliances while there is an appealing snug/conservatory style seating area, which flows through to a formal dining room, again with doors out onto the picturesque outside space. An impressive and renovated family room with adjoining recently updated conservatory makes for an ideal retreat and is a pleasurable and versatile space for gatherings and hosting. A convenient study/office area is well positioned for privacy and quiet, yet still connects seamlessly to the reception areas. A handy utility room, with ample storage is also conveyed.



The property continues to shine upstairs, in the form of a sumptuous principal bedroom suite, with painted oak wardrobes & oak flooring. Features such as underfloor heating, shower & steam pod and built-in speakers are helpful additions to the en suite and family bathroom. The guest bedroom is of generous proportions, has fitted wardrobes and benefits from a contemporary en suite. Bedrooms three & four are both spacious and enjoy a pleasant outlook across the rear gardens and grounds.

A superb second floor which could also be utilised as a self-contained guest suite such is its layout and proportions. This wonderful area is currently utilised with bedrooms five & six, along with a reception area. This floor could be ideal for many uses and is a real asset to this stunning residence.





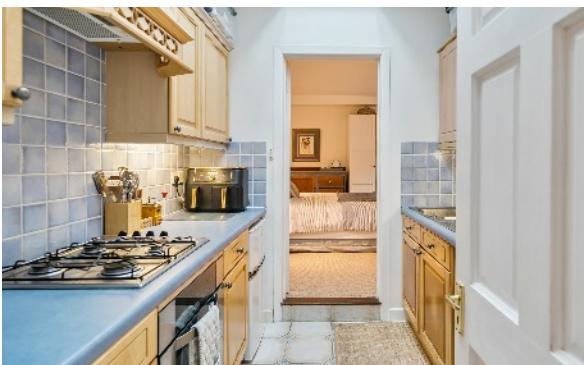






The Cottage

A wonderful, self-contained one bedroom annexe, which in its current sub-divided layout provides excellent home and income or extra family accommodation. Indeed, this 'Cottage' has also been recently improved with new windows and roof insulation.



Property Video Tour



Please scan QR code to view
property video tour

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 fitments, 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.



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Approximate Area = 3816 sq ft / 354.5 sq m (excludes carport)

Limited Use Area(s) = 198 sq ft / 18.3 sq m

Garage = 273 sq ft / 25.3 sq m

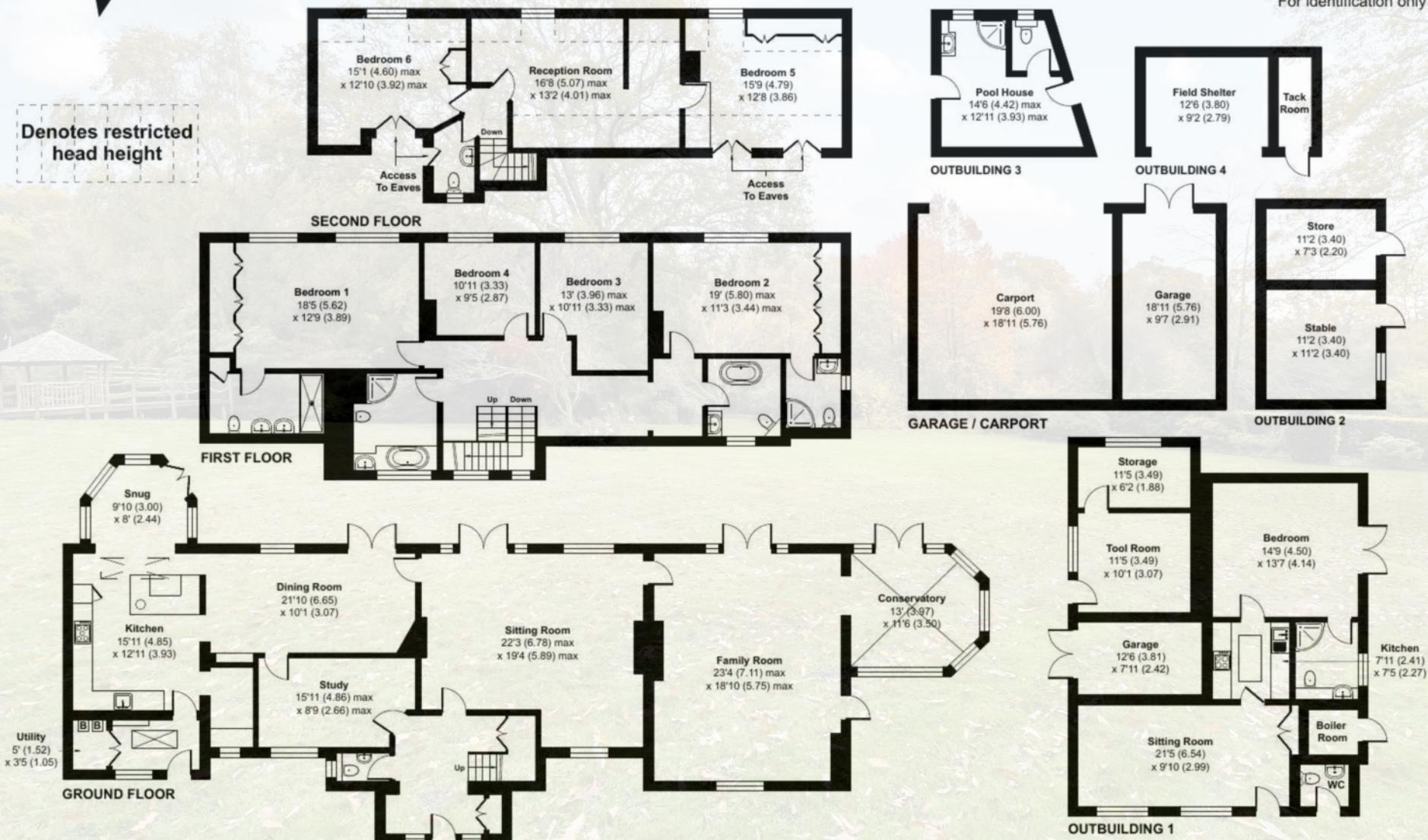
Outbuildings = 1312 sq ft / 121.8 sq m

Total = 5599 sq ft / 519.9 sq m

For identification only - Not to scale



Denotes restricted head height





Grounds & Gardens

The main gardens have also been lovingly re-crafted and improved and even based on Exbury Gardens. The eye-catching main gardens extend to approximately two and a half acres and enjoy a sunny southerly aspect laid principally to lawn surrounded and interspersed with a variety of mature trees, shrubs and recently planted fruit trees. There is a croquet lawn, which could be adapted to a tennis court, along with a well, while the boundary has been re-fenced by the current owners. A variety of terrace areas have also been created, in addition to a lovely decked area complete with a garden pavilion.

Beyond is an outdoor heated swimming pool whilst an adjacent gazebo complete with built in barbecue, which makes another ideal spot for alfresco dining. Beyond are further outbuildings, whilst a five-bar gate opens directly onto the open forest. An additional approximate two and a half acres of paddock extend to the southern boundary complete with field shelters, also enjoying direct forest access. Another extensive area of garden extends to the east side, adjacent to which is a cluster of outbuildings including the cottage complete with its own private gravel terrace, as well as a large workshop/log store, car ports and double garaging. There is also additional storage in the roof of the car port. The approach is well-kept and indeed the driveway has been updated in the last few years.

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. Proceed down the hill to the ford and turn left signposted Furzey Gardens. Take the first left and continue past Furzey Gardens and into the woods. After a few hundred yards take the first track on the left. The property will be found at the end.



The Situation

Minstead is one of the New Forest National Park's most sought after villages, with its vibrant community, a village hall, shop, tearoom, a pub (The Trusty Servant), and Church. From Minstead House there is direct access onto the open forest providing a network of footpaths and bridleways for walking and riding. Lyndhurst is within 3 miles 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. Communications are excellent with east and west access to the M27 and M3 within easy reach. This provides access to London and the south coast.

Services

Tenure: Freehold

Council Tax Band: H

Energy Performance Rating:

Main House: E Current: 46 E Potential: 52 E

The Cottage: E Current: 39 E Potential: 65 D

Services: Mains water and electric

Heating: Gas central heating

Drainage: Septic tank

Property Type: Detached

Parking: Private driveway

Broadband: Broadband speeds up to 1800 Mbps available at the property.

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.



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

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