



Perry Dees

London Minstead, Lyndhurst, SO43 7FT

SPENCERS
NEW FOREST



PERRY DEES

LONDON MINSTEAD • NEW FOREST

Available to the market with No Forward Chain

A light and bright, well-planned family home which is situated in the peaceful New Forest village of Minstead, benefiting from direct forest access, views of neighbouring farmland and easy access to the road links. This 1970's built property, offering in excess of 3,000 sqft of accommodation, was renovated to a high standard in 2016. Further benefits include ample off-road parking, garaging and grounds which face south-westerly at the rear, extending to approximately 0.4 acres.

£1,250,000





The Property

A covered front porch provides access to the entrance hall, which leads to the principal reception rooms and plays host to the staircase, a cloakroom/WC and an additional storage cupboard. The sitting room is a light and bright space, benefiting from a triple aspect with views of the neighbouring farmland and garden as well as a cylinder wood burning stove which is mounted on a hearth.

The kitchen is well fitted with a generous island, complimented by Landford Stone work-surfaces, ample deep drawers, base level units and an inset stainless steel sink with mixer taps. The kitchen is well equipped with integrates appliances, such as: two Neff electric ovens, Neff induction hob with extractor over, dishwasher and fridge/freezer. The kitchen space is open plan to the dining area with a wood burning stove, brick feature wall and family room beyond, with French doors which lead out onto the terrace and offers views of the garden and farmland beyond.

The utility room leads from the kitchen and offers further workspace with additional base units below, it is also well equipped for laundry with space and plumbing for a washing machine and tumble dryer, as well as a laundry chute leading directly from the second floor. There is also an external door leading to the side of the property as well as a door which leads to the playroom/office, which boasts a built-in climbing wall.



The Property Continued...

A staircase leads to the first floor, which offers four bedrooms, two of which have en-suite bathrooms and the remaining are serviced by a Jack and Jill style family bathroom. Bedroom Two and Three are both of a generous size, incorporating double-aspect views and their own en-suite shower rooms. Bedroom Four boasts fabulous views of farmland and has a Jack and Jill door leading to the family bathroom, comprising a white suite made up of a panelled bath, WC and hand wash basin inset into a cupboard below. Bedroom Five is also double aspect with stunning views of the garden and countryside beyond.

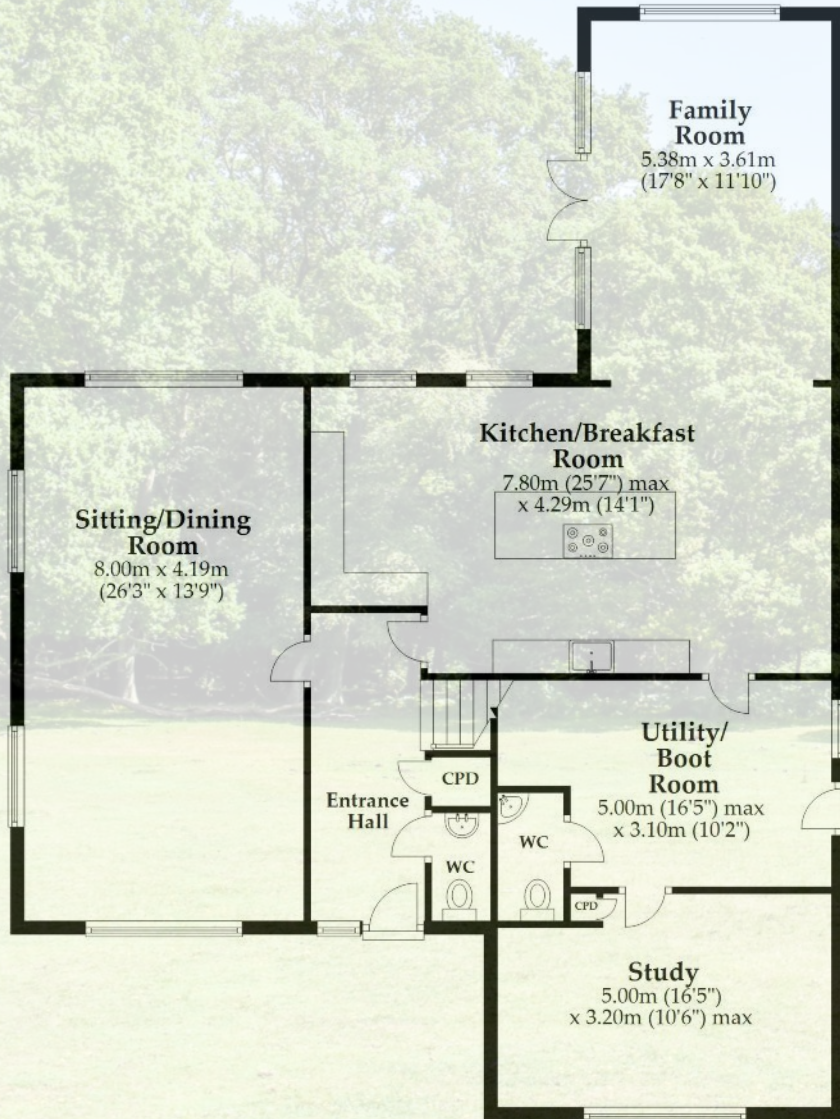
A further staircase leads to Bedroom One, which is situated on the second floor, offering stunning elevated views of the neighbouring farmland. The key features of this private bedroom suite include: a superb bathroom which comprises a panelled bath, large walk-in shower, WC and his and hers sinks and an extensive dressing area with laundry chute.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

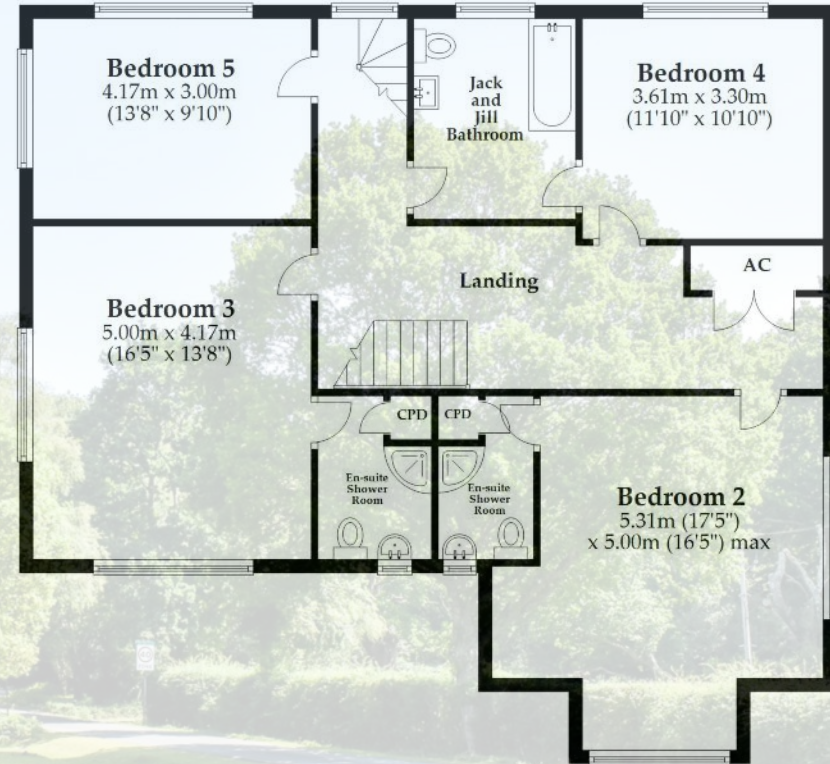
Ground Floor

Approx. 130.8 sq. metres (1407.9 sq. feet)



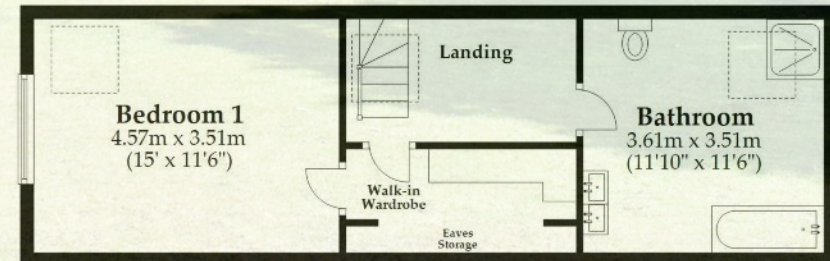
First Floor

Approx. 107.3 sq. metres (1155.3 sq. feet)



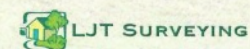
Second Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Total area: approx. 279.6 sq. metres (3009.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







Grounds & Gardens

Perry Dees is approached by a gated entrance and an immaculate tarmac driveway which is bordered by mature hedging and in turn, leads to a charming front lawned area, ample off-road parking and a garage with roller door.

Along the side of the property, access is provided to a beautiful, private rear garden and extensive terrace, providing a beautiful space for outdoor entertaining/al-fresco dining. The garden is bordered by a range of mature and established shrubs.

The entire plot extends to just over 0.4 acres and is ideally situated with farmland to one side and open forest to the other, with direct forest access right from your front gate.



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.

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 access to the A31 westbound at Malwood, the M27 eastbound at Cadnam, and within easy reach of Southampton Parkway station giving a link to London Waterloo within 1 hour and 10 minutes. The coastal resort town of Bournemouth is also only a short drive away.

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 on this road to until you reach the Trusty Servant and take the first right onto Football Green and then take the first left onto Bull Road. Follow this road for approximately a mile and a half and you will find the property on your left hand side.

Services

Council Tax Band: G
Tenure: Freehold

Oil fired central heating
Private drainage – recently updated to a digester system







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 1 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 and adjacent community shop which serve as a village 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. There's a busy village hall (the largest in the Forest) which hosts regular antiques and collectors' markets and the Minstead Players. However, what makes Minstead particularly special are its community minded organisations including Minstead Study Centre with its sustainability focus and Minstead Trust which also runs Furzey Gardens - first planted in 1922 they are ablaze with colour in spring and feature an award-winning garden and 'fairy doors' among the trees.



Points Of Interest

The Trusty Servant Inn	0.3 Miles
Minstead Community Shop	0.3 Miles
Bramshaw Golf Club	1.8 Miles
Bartley C of E Junior School	1.9 Miles
Lyndhurst Surgery	1.9 Miles
Lime Wood Hotel	3.0 Miles
Brockenhurst Railway Station	6.3 Miles

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.



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

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