



# Suters Cottage

*London Minstead, Minstead, Lyndhurst, SO43 7FT*

SPENCERS  
NEW FOREST









*A rare opportunity to purchase this beautifully presented New Forest cottage which is steeped in history and has been lovingly maintained and modernised whilst retaining many original features, dating back to the late 1700's.*

## The Property

Entering the property through into the entrance hall which provides access to all principal rooms on the ground floor and has a staircase leading up to the first floor. To the left lies the sitting room, a spacious room with an abundance of character, exposed beams and feature fireplace.

Further to this is the garden room which provides access to the rear garden through French doors. Access can also be gained to the dining room which flows through to the kitchen beyond. The kitchen is fully fitted with high and low level units, space for kitchen appliances and has slate flooring throughout.

Further to this level is a ground floor bedroom, which in turn could be utilised as a study or as an additional reception room and a downstairs cloakroom. To the first floor there are a further three good sized double bedrooms all with fabulous views over the surrounding countryside and the family bathroom and separate shower room.



**£1,950,000**











*Suters Cottage occupies undeniably one of the best forest locations offering a plethora of far reaching views over the surrounding idyllic countryside and is set in approximately 8.5 acres of glorious grounds and gardens.*

## Grounds & Gardens

The property is approached by a sweeping private driveway where there is a five bar timber gate providing access to the court yard and offers ample off road parking for numerous vehicles. The property has a variety of outbuildings including a car port, large barn with additional accommodation and equestrian facilities including a stable yard with three loose boxes and direct access onto the forest providing unlimited riding.

The grounds and gardens have been separated by post and rail fencing into individual paddocks one of which featuring a field shelter. The gardens also benefit from a wild pond and an array of mature trees and shrubs.

## 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 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 two miles and take the gravel drive on your left signposted Suters Cottage.









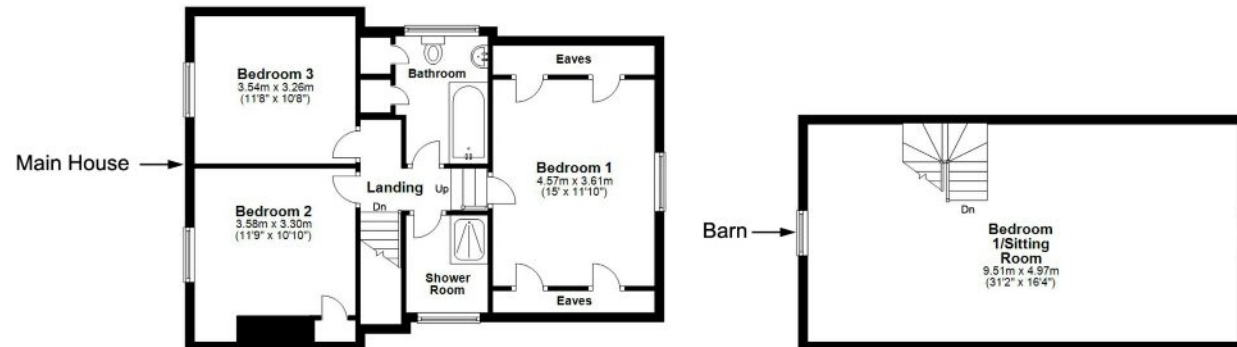
# Floor Plan

## Ground Floor



Approx Gross Internal Areas	
Main House:	159 sqm / 1712 sqft
Barn:	113.2 sqm / 1218 sqft
Car Barn:	22.6 sqm / 243 sqft
Outbuilding:	46.7 sqm / 503 sqft
Stable/Store:	70.3 sqm / 756 sqft
<b>Total Approx Gross Area:</b>	<b>411.8 sqm / 4432 sqft</b>

## First Floor









## 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.



## Services

Energy Efficiency Rating: F Current: 35 Potential: 82

Mains electricity and water.

Private drainage.

Oil heating

## 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.









*Minstead is a perfect village in miniature ~ tucked down a maze of country lanes and surrounded by woodland, it is tranquil and unspoiled.*

## 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
The Pig Restaurant	5.3 miles





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

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