



The Splash

*Minstead, Lyndhurst, SO43 7GJ*

SPENCERS  
NEW FOREST





# THE SPLASH

MINSTEAD • LYNDHURST • NEW FOREST

*A truly stunning country residence occupying an idyllic position in the heart of the New Forest village of Minstead. The property offers well proportioned and beautifully appointed accommodation throughout, with the additional benefit of numerous outbuildings and spacious grounds extending to almost an acre.*

**£1,700,000**











## The Property

Arguably one of the most attractive properties in the local area, this wonderful home epitomises forest life and country living at its absolute best.

Originally built around 1920, The Splash is a unique and picturesque property built of white rendered elevations set under an attractive thatched roof.

The property has been significantly extended and improved by the present owners and whilst retaining many original features, now offers four bedrooms, two bathrooms, three good size reception rooms, a kitchen/breakfast room, utility room and an orangery.

Outside, the property benefits from a multi-purpose cabin/outbuilding, a music room and a double garage with a workshop/studio behind and above and an adjoining carport to the side.

The property and its grounds blend beautifully with the forest surrounds, which offer numerous options for walking, riding and outdoor recreation.

## Specification

- Triple glazed windows throughout
- Wooden floors with UFH throughout downstairs
- Air Source Heat Pump with £1,600 RHI repayment for further 5 years
- Iroko hard wood electric gates
- Mark Wilkinson Kitchen/Diner
- Total Control Aga
- BT Superfast Broad Band
- Prime Oak Orangery with Prime Oak outside lodge
- Sonos with in-built ceiling speakers
- Bespoke artisan bedroom furniture, landing wardrobes and living room wall display
- Landscaped patio and garden
- Cinema room with surround sound
- Electric Vehicle Car Charging Point
- Replacement ridge on thatch
- Replacement double garage with back room, carpeted and heated playroom upstairs
- Cabin with electric, heating and Wifi - ideal home office/gym
- Outbuilding converted to soundproofed music room
- Greenhouse and wood store
- Log burner with fully insulated chimney and extended chimney breast to meet thatch regulations
- CCTV with 9 external cameras
- Centrally monitored fire and burglar alarm system
- Upgraded electrics throughout with energy efficient spotlights
- Klargester waste management system











## Grounds & Gardens

Double electric gates open onto the driveway and a wonderfully attractive vista featuring the symmetrical main body of the house with lawn gardens and planted borders to the foreground.

To the left-hand side, there is a parking area leading to the double garage and attached carport with rear door to a separate back room with stairs to the first floor as well as an individual external door. The room above the garage has Velux windows and would make an ideal annexe. A further newly built and secure boat store sits just off the garage ideal for outdoor activity equipment. The driveway then sweeps round to the right and elegantly round the garden curtilage to the main front entrance, where there is also additional parking for a few cars.

The magnificent gardens and grounds are a significant feature of this lovely home, being predominantly laid to lawn and apportioned into different areas of interest.

Adjoining and extending across the rear of the property is a large area of raised paved terrace providing a fantastic space for outdoor dining, whilst enjoying the views across the garden.



Steps down from here lead to a lower terrace to the rear of the orangery on one side with a beautiful timber framed covered seating area with doors from the orangery connecting the house to the outside perfectly. A pathway from the main patio extends all the way to the outbuildings at the rear of the plot. To one side of the pathway is the main area of lawn garden and to the other, a planted area with further sections of lawn and a stream with babbling brook that flanks and winds its way along the far side of the plot to the nearby ford.

Beautifully planted beds incorporating numerous specimen plants and shrubs predominate throughout the grounds, with a charming wildlife garden area featuring in the elevated far corner of the plot.

In total, the gardens and grounds attributed to this glorious home extend to just under an acre.

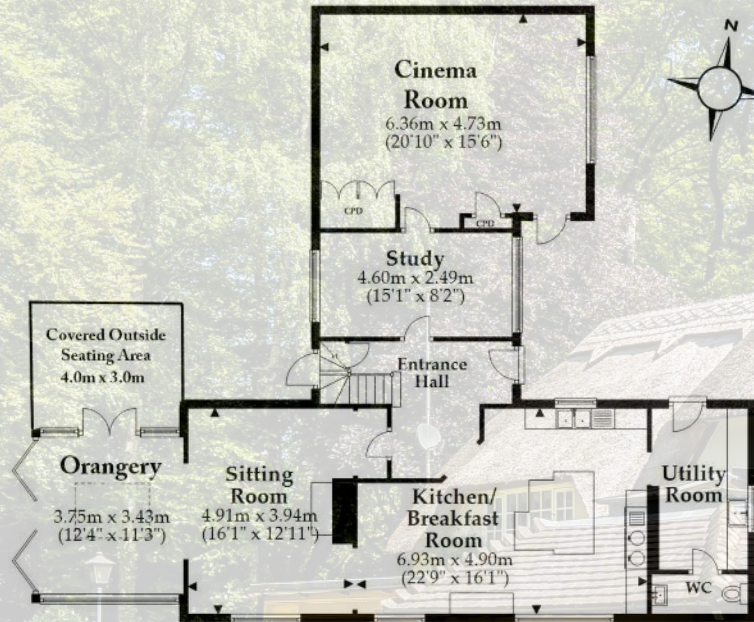






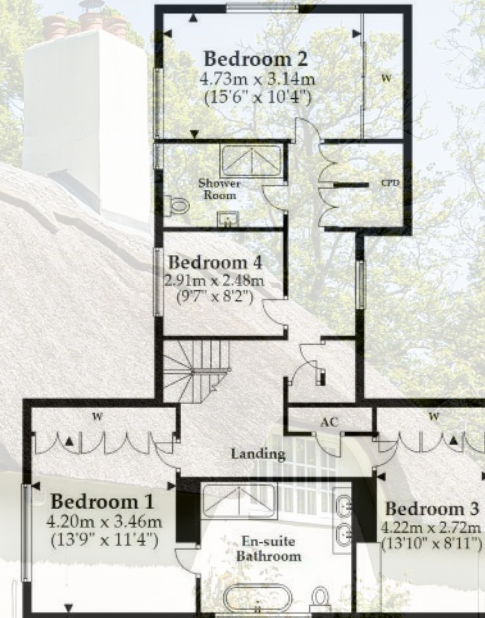
### Ground Floor

Approx. 130.5 sq. metres (1404.7 sq. feet)



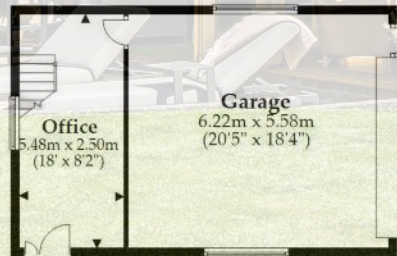
### First Floor

Approx. 103.8 sq. metres (1116.8 sq. feet)



### Garage Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



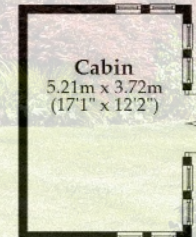
### Garage First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



### Cabin

Approx. 19.4 sq. metres (208.6 sq. feet)



### Music Room

Approx. 16.6 sq. metres (178.4 sq. feet)



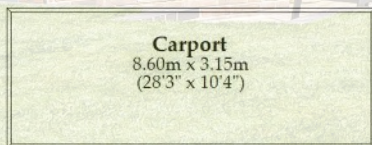
### Boat Store

Approx. 16.7 sq. metres (180.1 sq. feet)



### Carport

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 368.1 sq. metres (3962.2 sq. feet)

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



**LJT SURVEYING**





## The Situation

Minstead has a vibrant community, a village hall, pub (The Trusty Servant) and a Norman church. There is 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 east and west access to the M27 and M3 within easy reach and 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 along Chapel Lane and Lyndhurst Road for about four 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. The property will be found after about quarter of a mile on the left.

## Services

Energy Performance Rating: D  
Council Tax Band: G  
Private Drainage - Air Source Heat Pump

## 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.











*Tucked down a maze of country lanes and surrounded by woodland, Minstead is a perfect forest location for an idyllic lifestyle*

## 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 one 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, which also houses the village shop that serves as a community 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.

## Points Of Interest

M27	2.1 miles
New Forest Golf Club	2.3 miles
Cadnam/A31	2.3 miles
Limewood	3.3 miles
Ashurst New Forest Train Station	3.7 miles
Brockenhurst Sixth Form	5.3 miles
Careys Manor	5.4 miles
Brockenhurst Train Station	5.6 miles
The Pig	5.9 miles
Brockenhurst Golf Club	6.1 miles
Southampton Airport	13 miles







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

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