



5 Castle Malwood Lodge

Minstead, Lyndhurst, SO43 7HB

SPENCERS
NEW FOREST



A generous and elegant two-bedroom ground floor apartment within this imposing 19th century building, historically a hunting lodge for the Chancellor of the Exchequer Sir William Harcourt. The exterior of the property boasts its period features but now offers light and airy accommodation ideal for modern day living

The Property

The apartment boasts spacious accommodation with high ceilings and original leaded windows, allowing for ample light to flood the apartment. A hallway, with storeroom provides access into the drawing room, a real feature room of the apartment, giving a feel of grandeur with a bay window looking out to the grounds. An electric fireplace with marble inset & hearth acts a central focal point of the room.

The kitchen has been re-fitted by a local supplier to provide a beautiful contemporary finish, comprising ample base and wall units with work tops over. Integrated eye-level double ovens, induction hob with extractor over, fridge freezer and space for a washer/dryer.

A principal bedroom suite benefiting from an ensuite shower room, built-in wardrobes and a view out onto the grounds. The second bedroom, also a generous double room with walk in wardrobe is facilitated by a bathroom comprising a bath with shower over.

£425,000



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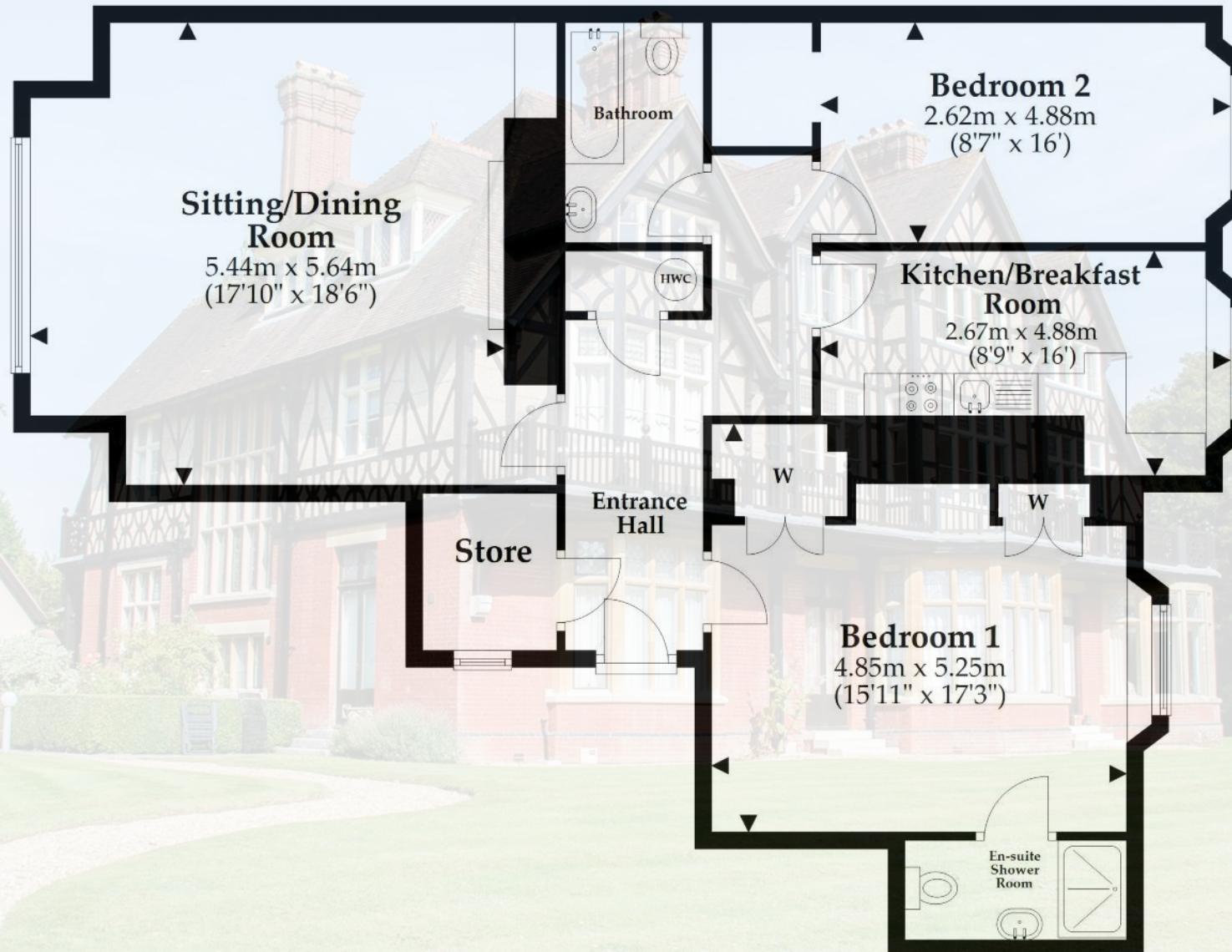
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Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

FLOOR PLAN

Ground Floor

Approx. 107.3 sq. metres (1154.9 sq. feet)



Total area: approx. 107.3 sq. metres (1154.9 sq. feet)

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



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The property is situated just a stone's throw away from the popular village of Minstead, in the heart of the New Forest

Grounds & Gardens

The grounds surrounding this stunning former country house are truly worthy of its original status, extending to approximately three acres in total and comprising areas of beautifully manicured lawns and established woodland, with direct forest access to the rear.

This apartment also greatly benefits from its own single garage which is located within a block.

Services

Energy Performance Rating: N/A – Grade II Listed

Council Tax Band: C

Tenure: Share of Freehold

Maintenance Charge: Approximately £5,100 per annum, which include water charges

Mains electricity – Shared private drainage
Pets are allowed



The Situation

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 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 an hour and ten minutes. The coastal resort town of Bournemouth is also only a short drive away.

Directions

Heading North from Lyndhurst on the A337 in the direction of Cadnam continue 1.5 miles until you reach a left hand turning at the brow of the hill in the direction of Minstead. Continue along this road passing the village centre and Trusty Servant pub and continue up the hill.

Remain on this road until the very end and just before the "turn left" signs for the slip way onto the A31 a forestry track can be found on your right-hand side alongside a green forestry commission board saying "Castle Malwood Lodge". Proceed down the track, over the cattle grid and into the communal parking area.

Viewing

By prior appointment only with the vendors sole selling 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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