



Eugenie Cottage

Minstead, Lyndhurst, SO43 7FW

SPENCERS
NEW FOREST



EUGENIE COTTAGE

MINSTEAD • LYNDHURST • NEW FOREST

A beautifully presented four-bedroom, three bathroom family home with equestrian facilities which is ideally nestled in the idyllic and highly sought-after village of Minstead. The property is offered to the market with gardens and paddock land approaching two acres and offers direct forest access.

£1,599,950





The Property

The property is approached by a porch area with a useful outside storage cupboard, leading through to an internal lobby and the main hallway, which provides access to all of the ground floor accommodation. Immediately to the right-hand side is a downstairs WC which extends into the utility room with a single door leading to the outside.

The family room sits to the rear of the property, offering built-in alcove storage units, an exposed brick fireplace with inset log burner and French doors leading directly out to the stunning gardens. The formal dining room offers carpeted flooring, space for a generous dining table, spot lighting and a large bay window which benefits from views across the garden.

To the far end of the property is a large, bright and airy living room which boasts double aspect views, a log burner and French doors leading to a lovely patio area, overlooking the garden. An additional door leads into a large conservatory, which is a particular feature, providing stunning 180-degree views of the gardens, pool area and paddock land. French doors in turn lead you straight down and onto the pool-side terrace area.

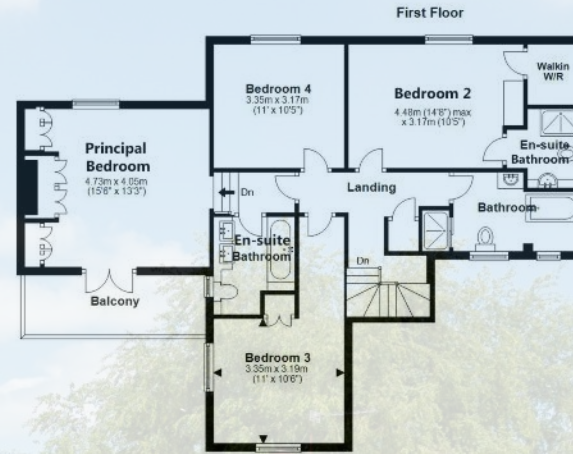
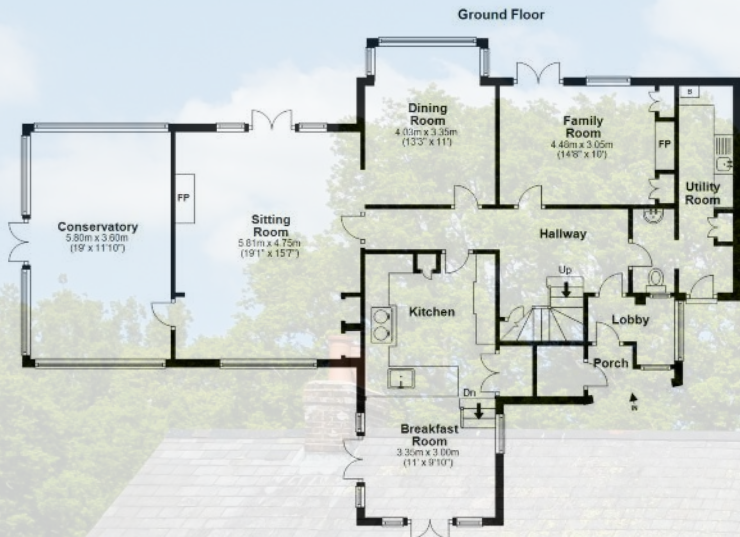


The kitchen is the epitome of a country kitchen, with base, wall and drawer units, Butler-style sink, dishwasher and microwave, and a modern electric Aga. There is also a large larder cupboard housing a fridge freezer and wine fridge and there is tiled stone flooring throughout. The breakfast room is positioned at a lower level and benefits from two sets of French doors, which lead to the gardens.

A staircase from the main hallway leads to the first-floor bedroom accommodation. At the far end is the principal bedroom, boasting double aspect views with French doors leading onto a balcony overlooking the paddocks and beyond. This room benefits from bespoke fitted wardrobes providing ample storage space as well as an en suite bathroom with bespoke fitted units and double sinks. The second bedroom benefits from beautiful views over the garden, a walk in wardrobe and an en suite shower room.

Two further double bedrooms, both benefiting from stunning views of the ground; and a family bathroom comprising a three-piece suite, complete the upstairs accommodation. Further benefits include a fully insulated home office/gym which is located in a separate building close to the house with, matching bespoke French doors.





Floor Plan



Approximate Gross Internal Areas

House: 222.2 sqm / 2391.7 sqft

Outbuildings (not necessarily in correct position/orientation):
132.6 sqm / 1427.3 sqft

**Total Approximate Gross Area:
354.8 sqm / 3819.0 sqft**



Grounds & Gardens

The property is approached via a gravel track which leads to the property. Immediately to your left-hand side is a triple garage with hay loft above. The property is bordered by a wooden picket fence with pedestrian gates allowing access to the front and rear gardens as well as a 5 bar gate giving vehicular access to the paddocks.

The generous landscaped gardens are mainly laid to lawn and are primarily bordered by hedging, shrubbery and mature trees. The patio area wraps around the property, providing several areas to sit and take in the beautiful surroundings. Adjoining the patio area to the end of the property, is an outdoor swimming pool with seating area and access to the property via the conservatory, making this the ideal space for al-fresco dining and entertaining.

The property boasts two paddocks which sit to the rear of the plot and area ideally accompanied by three stables, a tack room, implement store and yard area with hard-standing.



Directions

From the centre of Lyndhurst, head North on the A337. At the brow of a hill, turn left signposted Minstead and continue along that road passing through the centre of the village past the village pub. Continue on the road until you approach a fork in the road - take the right-hand fork and shortly after turn down the gravel track on the right which will lead you to the property.



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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 Performance Rating: E

Council Tax Band: G

Tenure: Freehold

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.





The Local Area

Minstead is a perfect New Forest village within the National Park, tucked down a maze of quiet country lanes and surrounded by woodland, it is tranquil and yet well connected with easy access to Lyndhurst and 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 historic 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	0.6 Miles
Minstead Community Shop	0.6 Miles
Bramshaw Golf Club	1.5 Miles
Bartley C of E Junior School	2.1 Miles
Lyndhurst Surgery	2.7 Miles
Ashurst Railway Station	3.7 Miles
Lime Wood Hotel	3.8 Miles
Brockenhurst Railway Station	6.3 Miles



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

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