



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

Beaufield, Minstead, Lyndhurst, SO43 7FP

£1,250,000

- Delightful rural detached property
- Three reception rooms with large kitchen breakfast room
- Five double bedrooms
- Double garage and workshop
- Stunning formal gardens with rural views
- Requested New Forest village
- Stabling and tack room
- Over an acre of garden and paddock
- Direct Forest access
- Offered with no onward chain





5



3



3

A delightful New Forest home sat on over an acre of ground, within one of the New Forest's most requested villages. Beaufield is a super detached house dating from the 1950's. The accommodation is flexible and arranged over two floors, with the principal rooms all benefitting from outstanding rural views either over the grounds or the adjacent land.



Minstead is one of the most desirable villages within the New Forest National Park. The outdoor enthusiast is well catered for with miles of unspoilt countryside and open Forest to explore, either on foot, bike or horseback! There is a well regarded local pub and community shop. Communications links are excellent with easy access to the M27 and A35. Lyndhurst with it's super array of amenities is within 3 miles.

A spacious entrance hallway establishes the tone for the beautifully flowing accommodation and provides access to the ground floor reception rooms.

The formal sitting room offers views to the front elevation and surrounding grounds. Set within a feature fireplace is a Stovax woodburning stove providing a wonderful focal point to the room.

The kitchen breakfast room, situated at the heart of the home, boasts lovely views of the surrounding garden and grounds. A conveniently located utility room is accessed through a door from this space. Adjacent to the kitchen breakfast room, a delightful orangery offers further beautiful views.

Across the hallway, the dining room features French doors that open into the grounds.

Completing the ground floor is a fifth bedroom with en-suite, ideal for a dependent relative or teenager's space.







The first floor comprises four well proportioned bedrooms.

The principal bedroom benefits from a large walk in dressing room and en-suite. The remaining three bedrooms are all of a good size and again have stunning rural views.

A family bathroom serves the remaining three bedrooms.

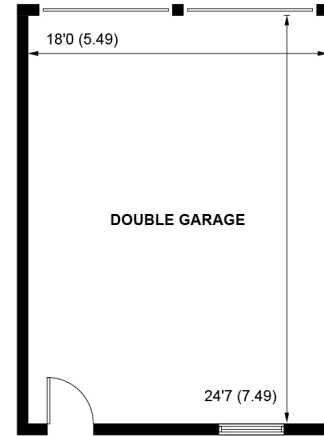
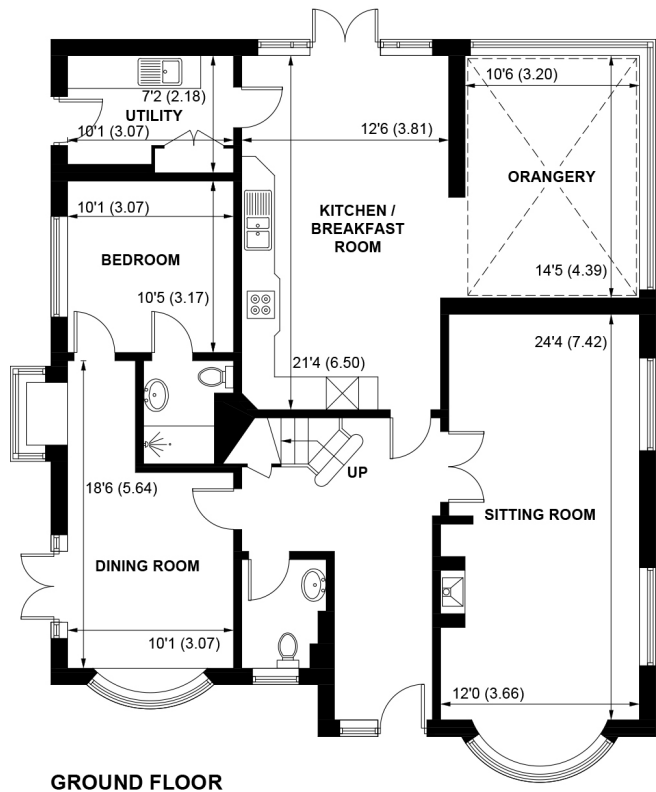
The gardens are a delight and extend too over an acre which is split between both formal gardens and paddock.



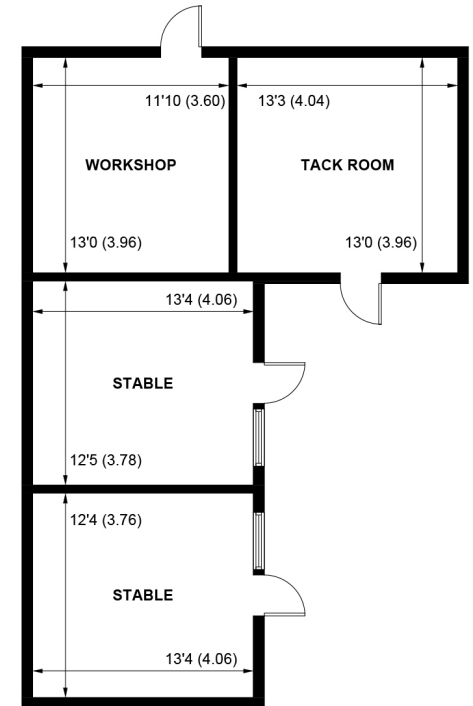
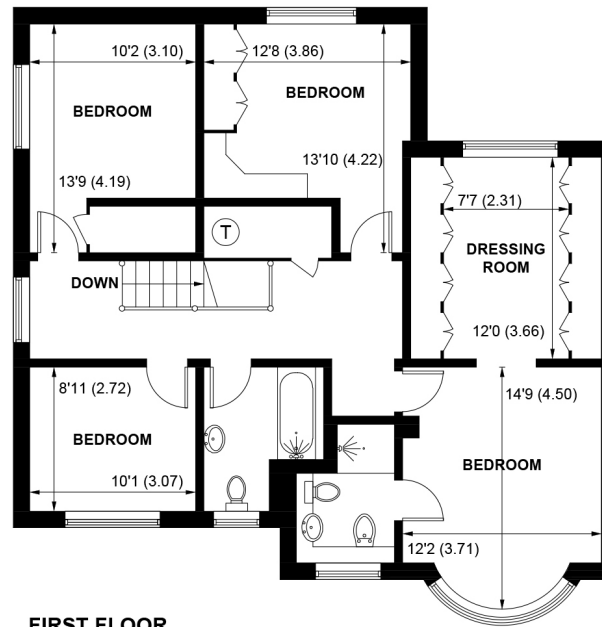
There is a large double garage, workshop, three stables, and a tack room which benefit from power, light and running water.

From the paddocks there is direct access to the New Forest.

The formal gardens are wonderful with the majority laid to lawn with an array of mature herbaceous borders and shrubs. Within the gardens are a number of superb al-fresco patio entertaining areas.



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 2345 SQ FT / 217.9 SQ M
OUTBUILDINGS = 1115 SQ FT / 103.6 SQ M
TOTAL = 3460 SQ FT / 321.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced by Emzo Marketing



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com