



**Toms Lane Corner**

*Minstead, Lyndhurst, SO43 7GF*

**SPENCERS**  
NEW FOREST









# TOMS LANE CORNER

## MINSTEAD • LYNDHURST • NEW FOREST

*An attractive detached country house, dating back to 1921, which has been beautifully renovated and offers well proportioned living accommodation throughout. Ideally situated within a peaceful forest location, with direct forest access set amongst a generous plot approaching 4.2 acres.*

**£1,695,000**





## The Property

This most attractive and peacefully situated family home was built in 1921 and is constructed with brick elevations beneath a French terracotta tiled roof, with mature wisteria along the front and southern elevation. Sitting centrally in its plot and enjoying direct forest access, the property offers extremely well-proportioned accommodation throughout, as well as being in excellent decorative order.

The ground floor boasts a host of versatile living accommodation with lovely views over the gardens. As you enter the property from the main front door via an oak framed porch you enter immediately into a the lobby which leads into a large kitchen/breakfast room with travertine stone flooring, ample low level units , three oven AGA and stone worktops. The bespoke handmade kitchen provides access to the main reception hall which sits central to the house and leads to the 'living room/dining room' which sits at the end of the house with its double aspect views over the garden and boasts a lovely feature fireplace.

Another good-sized sitting room sits at the opposite end of the house across the main reception hall, with double aspect views over the gardens and a feature fireplace. The downstairs accommodation is completed with a useful utility room which flows beautifully from the kitchen with matching bespoke cupboards, stone worktops, butler sink and access out to the gardens. A further downstairs W/C with wash basin.

Stairs from the main reception hall lead to the first floor where all bedroom accommodation can be found. All bedrooms feature dual aspect views over the grounds and gardens. The principal bedroom offers, en suite accommodation and walk in dressing room, which can also be utilised as a fifth bedroom. Bedroom two is a well-proportioned bedroom accommodation with en-suite shower room. Two further bedrooms are offered on this floor both served by a four piece family bathroom.











## Ground Floor

## First Floor

Approx Gross Internal Area:  
263.2 sqm / 2833.1 sqft

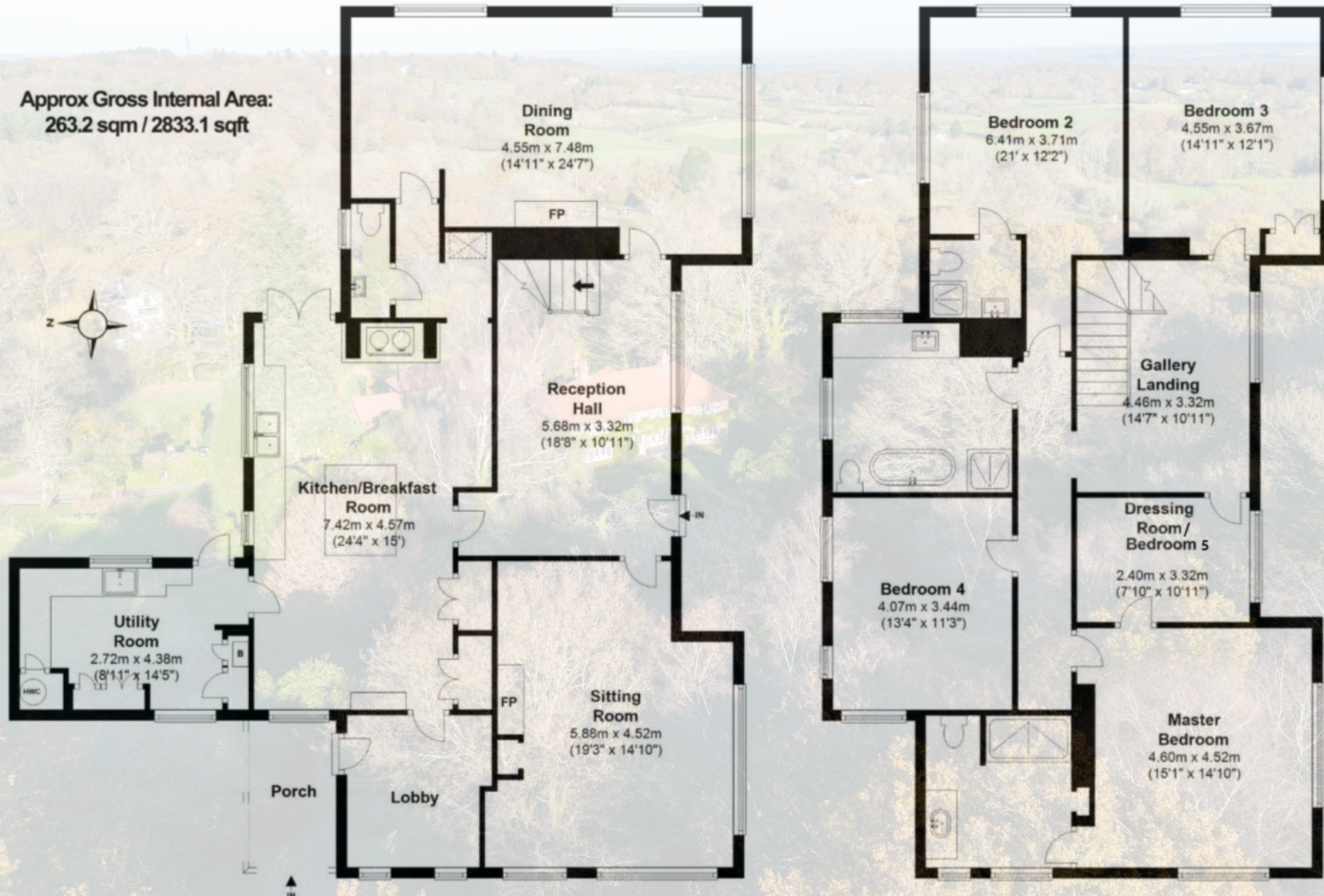
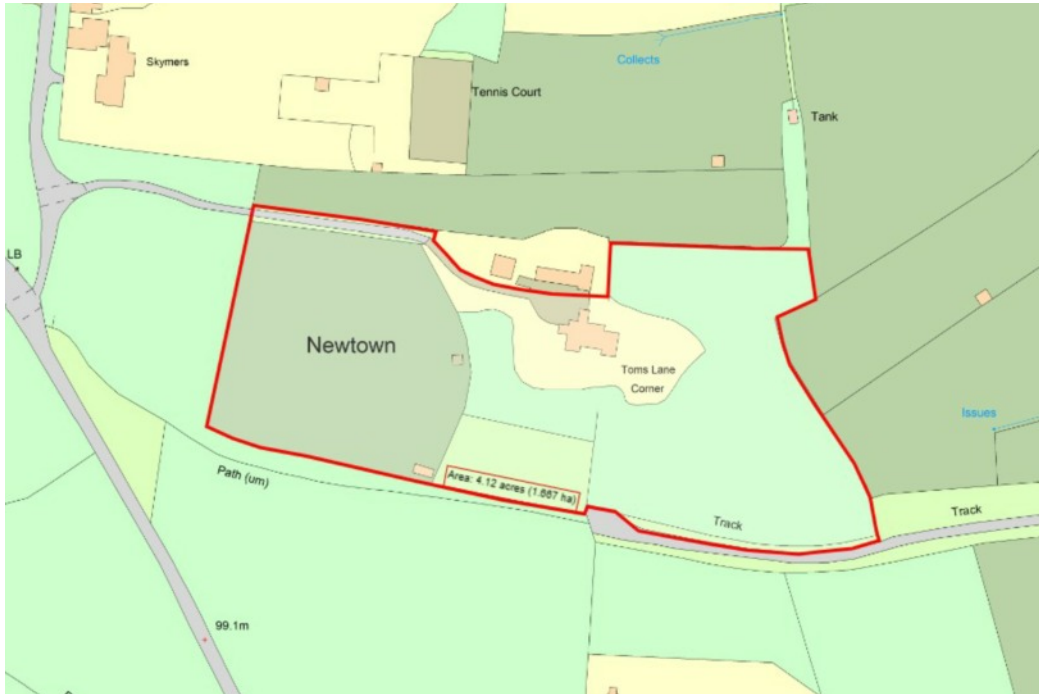


Illustration for identification purposes only; measurements are approximate, not to scale.  
Plan produced using PlanUp.





## Grounds & Gardens

Toms Lane Corner occupies a central position within its own garden and grounds and consequently enjoy total seclusion and privacy. Approached with a long private driveway across a cattle grid. The grounds are fully enclosed with recently added 9ft deer fencing. Approximately 4.2 acres of gardens, woods and paddock. Offering direct forest access.

On the south side of the house is a terrace, beyond which there is approximately an acre and a half of formal gardens which provide vibrant colour in the form of numerous azaleas, camellias and rhododendrons, accompanied by intertwining footpaths.

There are a number of unusual plants and trees including a mature witch hazel, and a stunning area of woodland which is home to a carpet of bluebells in springtime.

From the garden there are quite outstanding distant views over the forest.

Planning permission has been granted in the past for three stables and car barn/workshop. Further information about the planning can be found on the New Forest National Park planning portal, reference: 16/00161

Agents Note: The property benefits from Forest Rights of Common of Pasture, Mast and Turbary.

## Services

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: E Current: 49 E Potential: 70 C

Services: Mains electric and water

Drainage: Septic tank

Heating: Oil fired central heating

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).





## The Situation

Toms Lane Corner is situated on the south west outskirts of the extremely popular and largely unspoilt village of Minstead, which in turn lies within the heart of the New Forest National Park.

Toms Lane Corner has direct access onto the open Forest via 3 separate gates, where there are numerous walks and rides. The larger local centres include Lyndhurst, Brockenhurst, Lymington, and Winchester, where most everyday requirements are readily available, together with a good selection of schools for all ages; access onto the A31 and the M27 coastal motorway are both within a short drive, providing first class communications to all parts of the country, including London via the M3 motorway and the South Coast, with its excellent aquatic pursuits and Channel ports, whilst Southampton and Bournemouth are home to international airports.

## 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
Careys Manor	5.4 miles
Brockenhurst Train Station	5.6 miles
The Pig	5.9 miles
Southampton Airport	13 miles





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

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