



The Old Cottage

Minstead, SO43 7FY

SPENCERS
NEW FOREST





THE OLD COTTAGE

MINSTEAD • NEW FOREST

A truly beautiful example of a traditional, Grade II listed New Forest Farmhouse, set in the heart of Minstead village, within The New Forest National Park. This substantial five bedroom family home has been extended and re-furbished overtime to an outstanding standard offering the perfect balance of period character and light and airy accommodation. The property also benefits from an array of extensive outbuildings including a large established home office, triple garage block, stable yard, pool house and heated swimming pool, all nestled within stunning grounds and paddocks approaching two acres.

£2,150,000



5



4



3





The Property

An attractive brick porch leads you through to the front door and into the entrance lobby laid with beautiful stone flooring. To your left, a generous and grand proportioned sitting room, which spans the entire length of the property, with glazing to the far end and French doors out to the patio, allowing light to flood the room. A cosy inset log burner to one end of the room and a large walk in cupboard which has been tastefully designed to incorporate a bar, with electric for a drinks fridge.

The entrance lobby then gives access to the other side of the property into the dining hall. A welcoming space with feature wooden beam and built in units and a window to the front aspect. A useful home office is situated at the back of the property, again with built in cabinets and storage units, a beautiful brick open fireplace and a window to the rear garden.



From the dining hall, the accommodation flows effortlessly into the kitchen diner and snug. A walk though which joins the kitchen to the utility room and ground floor WC, benefits from high quality built in cupboards offering ample additional storage space along with the utility room to the front of the property comprising space for a washing machine and tumble dryer, an additional sink and workspace, additional storage cupboards, housing the oil fired boiler and a water softener system. The kitchen diner is a light and airy family space, featuring a vaulted ceiling with velux windows and additional panels of glazing, as well as a door out to the rear patio.

A beautiful high quality shaker style kitchen, comprises a Rangemaster oven with gas hob, a double Butler sink, integrated dishwasher, a central island offering additional worktop space, a walk in pantry and space for a freestanding American fridge freezer. A door out to the side of the property with an adjoining boot room, is a useful design for country living.





The Property Continued...

The staircase rises from the dining hall to the first floor accommodation, boasting five generous double bedrooms and three bathrooms. An impressive principal suite with stunning rear aspect views over the gardens and paddocks, featuring a large en suite bathroom with a free standing roll top bath, walk in shower cubicle, double sink and WC. A further four double bedrooms all featuring built in wardrobes, one benefiting from a en suite shower room, offering an ideal guest suite, and the others facilitated by a family bathroom.

Grounds & Gardens

Electric gates lead onto a large gravel driveway with parking for ample vehicles and access to the triple garage. A secondary driveway with an automated gated entrance at the other end of the property, provides parking and access to the substantial and established home office, which comprises ample working space, storage, kitchenette and shower room. The front gardens are laid to lawn with shingle pathway and mature hedging to the front offering good privacy.

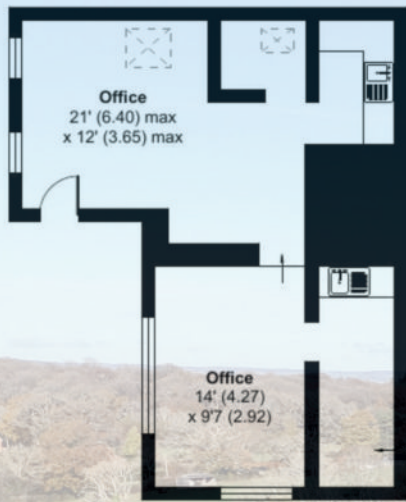
A large rear patio offers space for alfresco dining and a brick wall with stairs leading up onto the lawn. The two paddocks are fenced with post and rail with beautiful elevated views and benefit from a yard with four stables and hard standing. The grounds also enjoy a newly fitted pool complex with heated outside swimming pool and a large pool house/annexe offering changing facilities, a kitchenette, shower room and further potential to create annexe accommodation STPP. The grounds in total are approaching two acres.



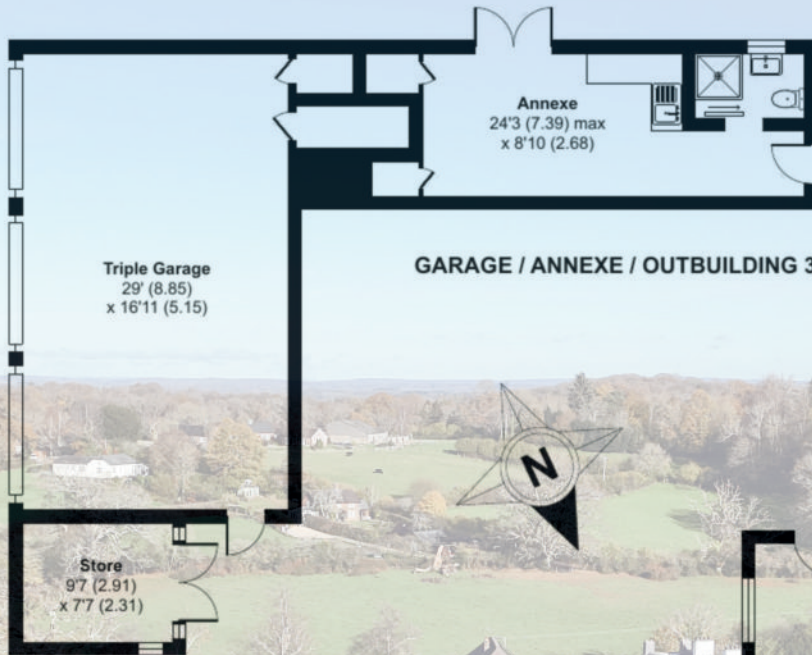
Agents Note

The sellers currently rent an adjoining couple of acres of grazing land and this may be an option to continue for the next occupier of The Old Cottage.

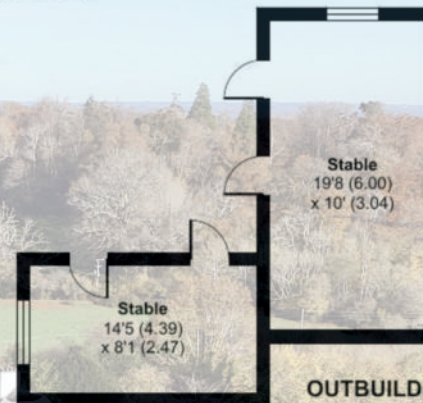




OUTBUILDING 1



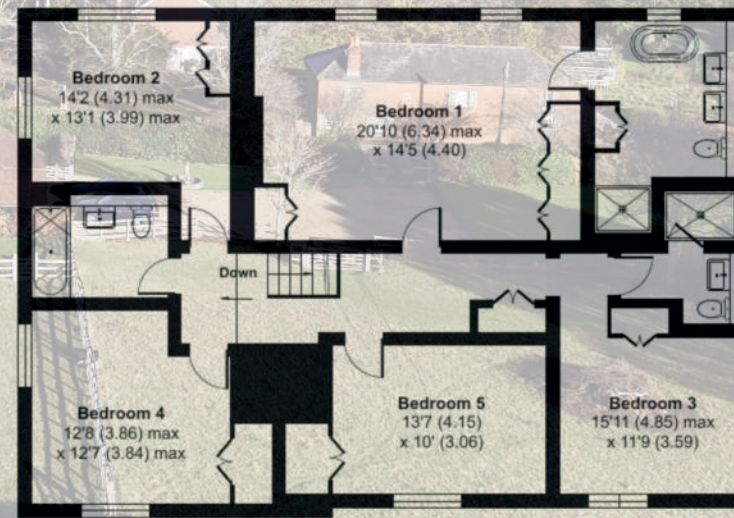
GARAGE / ANNEXE / OUTBUILDING 3



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR

Approximate Area = 3158 sq ft / 293.3 sq m
 Garage = 539 sq ft / 50 sq m
 Annexe = 237 sq ft / 22 sq m
 Outbuilding = 936 sq ft / 86.9 sq m
 Total = 4870 sq ft / 452.2 sq m
 For identification only - Not to scale





Additional Information

Tenure: Freehold

Grade II Listed

Council Tax Band: G

Energy Performance Rating: D Current: 55 Potential: 76

Mains electric, water and drainage

House and home office: Oil fuelled heating

Barn: Electricity for heating and hot water

Swimming Pool: Air source heat pump

Property Construction: Standard construction

Conservation Area: Forest Central South

Commoners Rights: The property has access to an annual cord of wood and common of pasture

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)





Orton Cottages

The Trusty Servant Inn (PH)

Well War Memorial

LB

The Old Rectory

The Old Bakery

FS

62.2m

59.1m

The Old Cottage

The Coach House

Whitethorn

Broadwood

0m 15m 30m 45m



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.

Directions

From the centre of Lyndhurst, head North on the A337. At the brow of a hill, turn left signposted Minstead and continue along this road for 1 mile and the property will be found on your left hand side, just before you reach the centre of the village and the village pub.

Important Notice

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 for 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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