



Little Orchard

Minstead, Lyndhurst, SO43 7FW

SPENCERS





Nestled in the highly desirable village of Minstead, and ideally positioned with excellent road links, this charming detached four-bedroom family home offers a perfect blend of privacy and convenience. The property benefits from a detached double garage, beautifully landscaped gardens, and ample off-road parking.

The Property

Upon entering the welcoming entrance hall, you'll find access to all principal rooms, the staircase leading to the first floor, and a convenient cloakroom. To the left, a versatile study features double-aspect windows, offering a bright and airy space. To the right, the spacious sitting room is bathed in natural light, thanks to its triple-aspect windows. Double doors lead to the rear garden, providing a seamless connection to the outdoors. This room also features a striking fireplace with an open fire, adding warmth and character to the space.

The generous dining room is bright and inviting, with a large bay window, and flows effortlessly into the garden room. This lovely space, with double-aspect views, features double doors leading to the rear garden, further enhancing the connection to the outdoors. The well-appointed kitchen offers plenty of fitted cupboards, space, and plumbing for appliances, along with views of the rear garden. A door from the kitchen leads to the hallway, where access is provided to the adjoining utility room. The utility is equipped with additional fitted cupboards, space and plumbing for appliances, as well as a door leading to the rear garden.



£1,295,000



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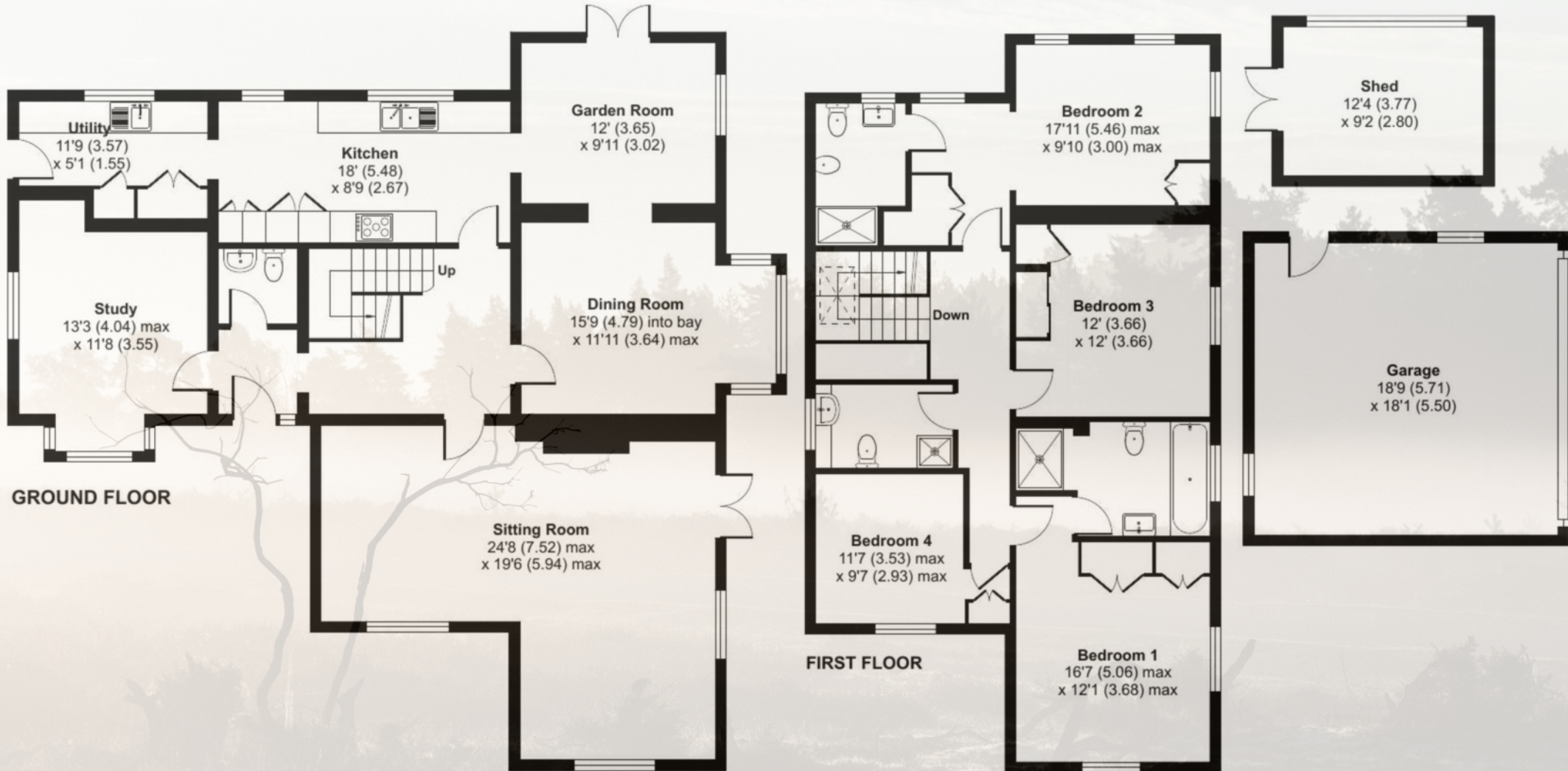
Approximate Area = 2251 sq ft / 209.1 sq m

Garage = 338 sq ft / 31.4 sq m

Shed = 97 sq ft / 9 sq m

Total = 2686 sq ft / 249.5 sq m

For identification only - Not to scale





The Property Continued

To the first floor, you'll find four generously sized double bedrooms. Bedrooms one and two both benefit from fitted wardrobes and en-suite bathrooms, each with a shower cubicle. Bedroom two also features the added luxury of a fitted bath. The remaining two bedrooms share a well-appointed family shower room.

Grounds & Gardens

Accessed via a forest road, the property is approached through attractive timber gates, leading to a parking area that accommodates two to three vehicles. This drive offers convenient access to the detached double garage and the front door. The front garden is enclosed by a mature hedge, providing a sense of privacy and seclusion.

The garden wraps around both sides of the house and extends to the rear. The rear garden is predominantly laid to level lawn, interspersed with established trees and plant beds, creating a harmonious natural setting. A delightful pond serves as a charming feature, enhancing the tranquil atmosphere of the garden.

Services

Energy Performance Rating: E Current: 43 E Potential: 60 D

Council Tax Band: G

Tenure: Freehold

Services : Mains water and electricity supply

Heating: LPG central heating

Drainage: Sewage treatment plant

Parking : Private driveway and garage

Broadband: FTTC ultra fast broadband speeds up to 1800 Mbps is available at the property (Ofcom)

This property is affected by TPO's



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.

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.



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.

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 the property will be found immediately on the right hand side.



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

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