Perry Dees

London Minstead, Lyndhurst, SO43 7FT

SPENCERS
NEW FOREST

PERRY DEES

LONDON MINSTEAD • NEW FOREST

A well presented, thoroughly modernised family home located in the sought-after New Forest Village of Minstead, featuring direct Forest access, views of neighboring farmland and excellent transport links. This fine residence boasts in excess of 3,000 sq ft of accommodation and has undergone significant improvements in the last decade, with additional wonderful enhancements recently by the current owners. Outside, 'Perry Dees' continues to shine with attractive grounds of approximately 0.4 acres. Available to the market with No Forward Chain.

£1,350,000

The Property

Spacious and flexible accommodation are just two highlights of many of this stunning house. There is a very striking kitchen/family room which has recently been refurbished to a high specification and acts as a real 'hub-of-the-home'. The kitchen also features a breakfast bar which overlooks the garden. This impressive area offers a perfect blend of open plan living with social and entertaining areas, with a welcoming warm feeling due to the log burners, while connecting effortlessly to the other reception rooms, such as the spacious living room at the front, along with a newly created, dining room.

The generous ground floor is further complimented by cloakroom, storage cupboard as well as a drying room. Yet another well-thought-out detail is the laundry chute & rather clever climbing wall. (view to appreciate!) New carpeting throughout exemplifies the excellent finish to the house. The beautiful dining room features floor to ceiling cupboards and French doors leading onto the patio and gardens, as well as a storage unit with worktop.

The feeling of space and generously proportioned rooms continue on the first floor with four double bedrooms. While the stunning 'principal bedroom' suite is on the 2nd floor, bedroom 1 can also be utilized as the main bedroom, due to its sheer size. Three double bedrooms enjoy well-appointed en-suite facilities, one being a 'Jack and Jill' fully fitted bathroom that also services bedroom 4. Indeed, another benefit is the very handy and time-saving laundry chute, which serves the two large en suites bedrooms at the front and the principal bedroom. The principal bedroom suite on the 2nd floor has many key features, such as a superb bathroom with double ended bath with double sinks as well as a separate extensive dressing area.

Perry Dees enjoys beautiful views over farmland and forest from each aspect.

5 4 4

Property Video Tour

Please scan the QR Code to view the property video tour

Perry Dees, London Minstead, Minstead, Lyndhurst, SO43 7FT

Approximate Area = 3066 sq ft / 284.8 sq m
Outbuilding = 567 sq ft / 52.6 sq m
Total = 3633 sq ft / 337.4 sq m
For identification only - Not to scale

Viewing

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1353217

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 fitments, 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.

Grounds & Gardens

‘Perry Dees’ is approached by a gated entrance a tarmac driveway which is bordered by mature hedging and in turn, leads to ample off-road parking and substantial outbuilding, allowing flexible uses. The front of the property also features a marble tiled patio area which is perfect for enjoying the morning sun. Along the side of the property, access is provided to a beautiful, private rear garden and extensive terrace, providing a beautiful space for outdoor entertaining/al-fresco dining. The garden is bordered by a range of mature and established shrubs. The entire plot extends to just over 0.4 acres and is ideally situated with farmland to one side and open forest to the other. Sun lovers can enjoy the light from late morning to dusk, from the patio area. The front gate opens out onto direct forest access with unlimited walking.

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: D Current: 62 D Potential: 80 C
Council Tax Band: G
Tenure: Freehold

Services: All mains connected
Heating: Oil
Private Drainage: Klargester (recently installed)

Parking: Private driveway

Broadband: Superfast broadband with speeds of 1800 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

The Local Area

Minstead is located in a sought after hamlet in the New Forest.

Tucked down a maze of country lanes and surrounded by woodland, it is tranquil and unspoiled, yet surprisingly and accessibly close to Junction 1 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 and adjacent community shop which serve as a village 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. 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-wining garden and 'fairy doors' among the trees.

Directions

From our Burley office proceed in an easterly direction and take the Lyndhurst road leading out onto the A35. Turn left at the junction and continue towards Lyndhurst. Turn left at the traffic lights onto the A337 towards Cadnam, follow for about 3 miles and take the turning left (at the crossroads with Bartley) towards Minstead. Then take the right hand fork towards London Minstead, Perry Dees is the first house you come across in the forest on your right hand side just after a sharp left hand bend.

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

The Cross, Burley, Hampshire, BH24 4AB
T: 01425 404 088 **E:** burley@spencersproperty.co.uk

www.spencersproperty.co.uk