



**Agisters Cottage**

*Seamans Lane, Minstead, Lyndhurst, SO43 7FU*

**SPENCERS**  
NEW FOREST









*Agisters Cottage is a beautifully presented example of a detached New Forest cottage in the heart of Minstead village, conveniently located only a short walk from the community shop, local pub and the surrounding open forest*

## The Property

An attractive front garden bordered by picket fencing with mature shrubs and planting gives access to the front wooden framed storm porch and front door entering into the dining area. The open plan kitchen diner is laid with part wooden flooring and part tiled flooring, with a door out to the rear patio garden. A bespoke shaker style kitchen comprises a range of base and wall units with solid wood work surfaces over, a Leisure Roma range cooker, butler sink, integrated dishwasher and space for a freestanding fridge freezer.

The lounge, part of the original cottage with feature inset woodburning stove, provides a cosy and welcoming room which then in turn opens into a further reception room, currently utilized as a study/reading space and the staircase leads from here to the first floor landing. Internal glazed doors allow plentiful light into this area from the garden room, ideally suited to a dining area in the summer months.

The first floor boasts three good sized double bedrooms and a family bathroom which has been renovated in recent years, featuring a free standing roll-top bath and double sized waterfall shower. The principal bedroom benefits from an en-suite shower room and built in cupboard, as well as a vaulted ceiling with feature wooden beams. Bedrooms two and three both comfortably fit double beds and have a rear aspect over the courtyard garden.

**£725,000**



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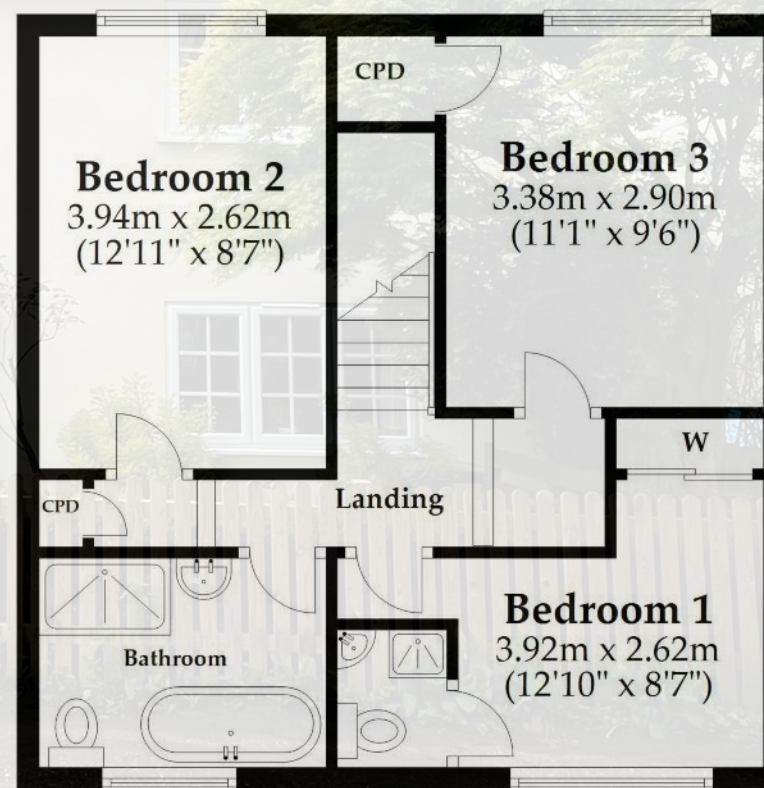
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## FLOOR PLAN

### Ground Floor



### First Floor



This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





*Upgraded and renovated to provide a comfortable and well proportioned home, this 3 bedroom detached cottage still boasts original charm and character throughout. The property benefits from a low maintenance courtyard garden*

## Grounds & Gardens

The rear private courtyard garden provides a low-maintenance area ideal for entertaining and alfresco dining, with access along the side to the front of the property. Attractive planters border the fence and a useful shed is situated to one corner.

## Directions

From the centre of Burley proceed north to the A31 turning east towards Southampton. Exit at Junction 1 of the M27 taking the third exit towards Cadnam. Take the third exit at the next roundabout towards Lyndhurst and then after about 1 mile, turn right, signposted Minstead. Continue along this road until you reach a T junction and continue right onto Seamans Lane. Continue almost to the very end of the lane and the property can be found on your right hand side.







## 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.

## Services

Energy Performance Rating: D

Tenure: Freehold

All mains services connected

## 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 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-winning garden and 'fairy doors' among the trees.





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

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