

Minstead, Lyndhurst, Hampshire

Asking Price: £895,000

Austin&Wyatt










Sugar



A detached 3 bedroom house with an attached self-contained 3 bedroom annexe offering scope for further improvement set in a sheltered, secluded location in 2.85 acres with formal gardens, two paddocks and range of outbuildings having direct access onto the New Forest.

The property has been owned by the same family since 1947. The main house was built in the 1950`s and the attached annex was added and completed in 1990 to accommodate elderly parents. The accommodation totals 1,552 sq ft with the main house having oil fired heating and front door to the entrance hall, leading to the lounge/dining room with fireplace and doors to the conservatory, kitchen, utility room. Stairs to the first floor landing give access to 3 bedrooms and family bathroom. The attached annexe has its own front door leading into a kitchen, double aspect lounge/dining room leading to a double bedroom with ensuite, 2 further bedrooms and bathroom (the layout could be changed if required). Outside the property is accessed over a Forestry owned track with a 99 year lease issued during the 1980`s. The grounds have formal gardens, vegetable garden and two paddocks with direct access onto the forest. There are a number of useful outbuildings including workshop 36'x16', pole barn 1, 32' x38', timber shed, chicken house, green house, block built triple bay tractor store 30'x18'and pole barn 2, 30'x30'. The property has







Total floor area 197.4 sq.m. (2,125 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **F**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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