



The Walnuts, Seamans Lane, Minstead, Lyndhurst SO43 7FU





A DELIGHTFUL NEW FOREST HOME WITH CIRCA. TWO AND HALF ACRES OF LAND

Minstead is one of the New Forest National Park's most sought-after villages, with its vibrant community, a church, village hall, a pub (The Trusty Servant Inn) and a village shop and tea room. Lyndhurst is within 3 miles 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. For those with a keen eye on sailing Lymington is within 10 miles with its attractive local architecture and popular marina. 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. Communications are excellent with east and west access to the M27 and M3 within easy reach. This provides access to London and the south coast. The coastal resort town of Bournemouth is also a short drive away.

The Walnuts offers a rare opportunity, providing a wonderful family home with magnificent grounds of circa. two and a half acres in the most idyllic of settings. Within the grounds are various outbuildings, incorporating a garage, double car port, workshop, stables, tack room and two further outbuildings. The residential aspect of The Walnuts comprises a four-bedroom detached property, offering flexible living accommodation. You are welcomed into the property via a large entrance hall way which provides access to all principal ground floor rooms. The well-equipped kitchen is fitted with an extensive range of eye and base level units. The kitchen opens out into a conservatory which in turn provides access to the garden. The dining room is open to the generous sitting room which features a large bay window and brick fireplace. Bedroom four is located on the ground floor and benefits from the use of a shower room. A useful utility room and cloakroom complete the downstairs accommodation. On the first floor are three bedrooms, the master being en-suite, the remaining bedrooms are serviced by a family bathroom with separate shower.

Outside, the gardens are truly stunning. The plot in total is approximately 2.5 acres and benefits from a separate private garden along with a paddock of around 2 acres with separate gated entry from the rear of the boundary. Gated entry to the property leads to a courtyard with parking for multiple vehicles which in turn lead to the double car port, single garage and workshop. There is a further outbuilding which split into two rooms, currently being used for storage. However, could be utilized differently by way of an office/study. There are two stables and a tack room which are in great condition and are still used by the current owners.







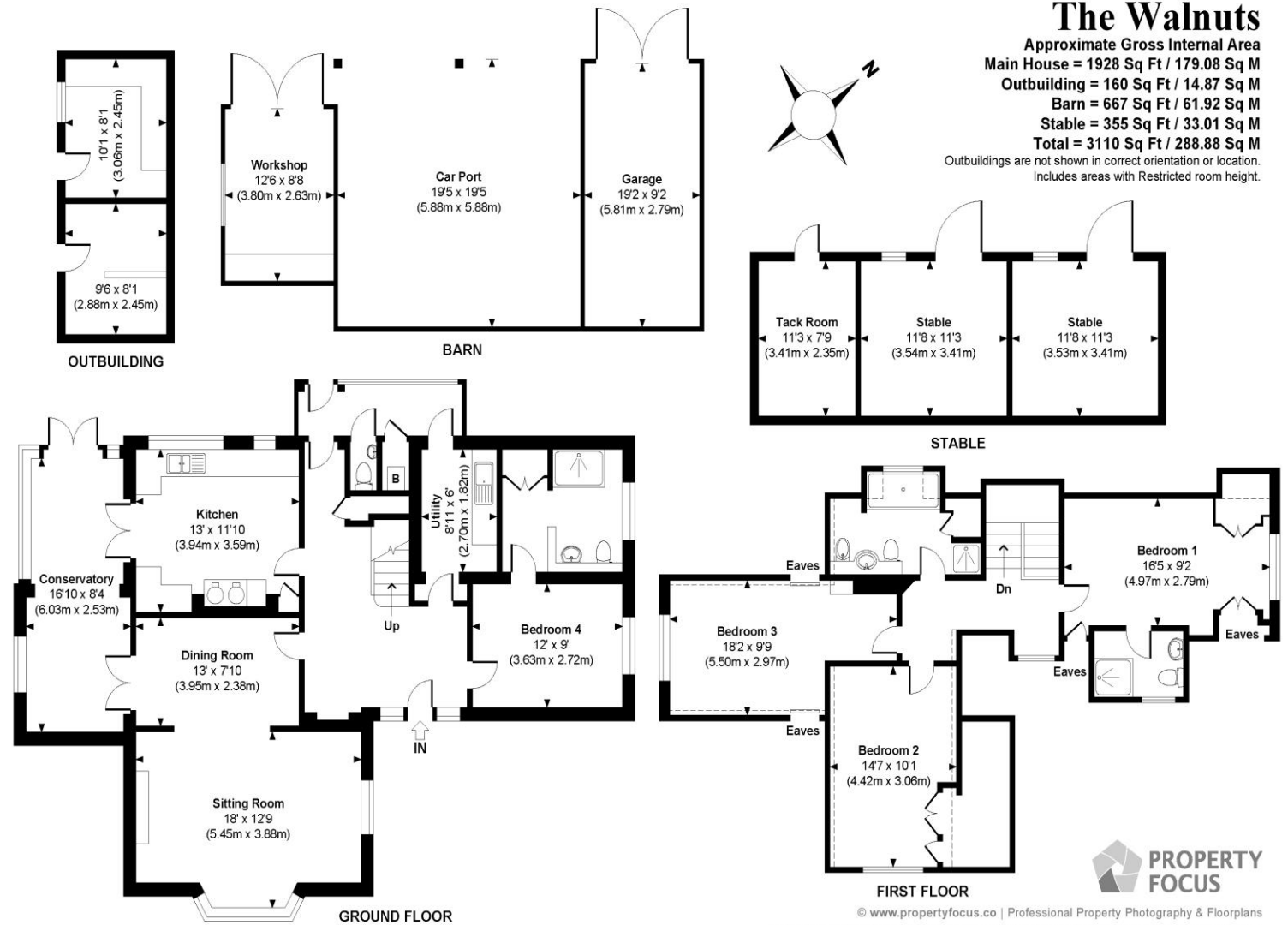




Winkworth

Address: The Walnuts, Seamans Lane, Minstead, Lyndhurst, Hampshire, SO43 7FU

Council Tax Band: "E"



The Walnuts

Approximate Gross Internal Area
Main House = 1928 Sq Ft / 179.08 Sq M
Outbuilding = 160 Sq Ft / 14.87 Sq M
Barn = 667 Sq Ft / 61.92 Sq M
Stable = 355 Sq Ft / 33.01 Sq M
Total = 3110 Sq Ft / 288.88 Sq M

Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height.

--- Indicates restricted room height less than 1.5m.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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