



Acres Down House *Acres Down, Minstead, Lyndhurst, Hampshire SO43 7GE*

SPENCERS  
NEW FOREST









*A majestic country house situated in a secluded forest setting built by the current owners to an exacting standard with accommodation extending to over 5000 sq ft*

## The Property

This delightful country house is beautifully appointed within approximately 3.5 acres of tranquil grounds including paddocks, a tennis court and separate triple garage complex with converted first floor.

Constructed in a classic style, Acres Down House takes full advantage of its setting, enjoying delightful views over the grounds and forest beyond.

It should be noted that the accommodation has been configured to allow for Bed & Breakfast accommodation however the current owners built the property in such a way as to make it relatively straight forward to re-configure the first floor accommodation if required.

Glazed double doors provide an elegant entrance to the entrance lobby with cloakroom. Further doors give access to the reception hall which enjoys views over the rear gardens and access to the well proportioned, principal reception rooms namely the drawing room, sitting room and dining room.

The kitchen is accessed from the central hallway or breakfast room which has views over the grounds. The kitchen is well designed with a central island, separate

butler's pantry and utility room. Adjacent to this is a further music/family room. From the reception hall a bespoke oak staircase takes you to the first floor family accommodation.

A second staircase leads on to first floor guest accommodation and a games room on the second floor. The first floor family accommodation comprises; five bedrooms including the master suite with en suite bathroom and a second bedroom with en suite and the family bathroom. The spacious landing also gives access to a balcony over the loggia that overlooks the grounds.

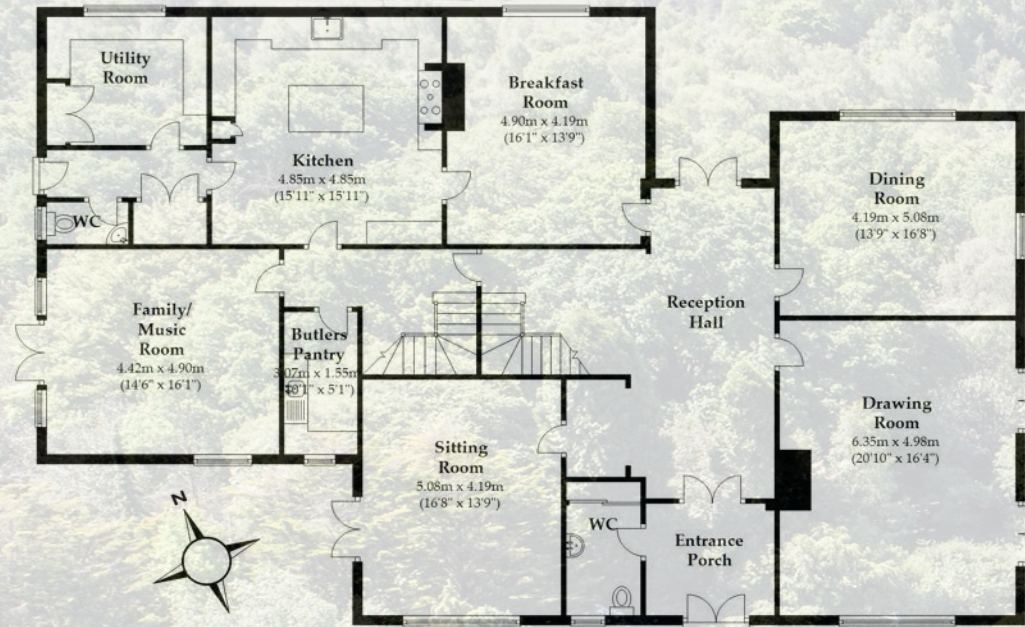
The oak staircase continues to a second floor bedroom with en suite bathroom and views over the forest and gardens. A corridor provides a link with the games room.

The second staircase and a corridor from the main landing lead to the three guest bedrooms all with en suite shower or bathrooms. The staircase further leads to a games room with front and rear views of the grounds.

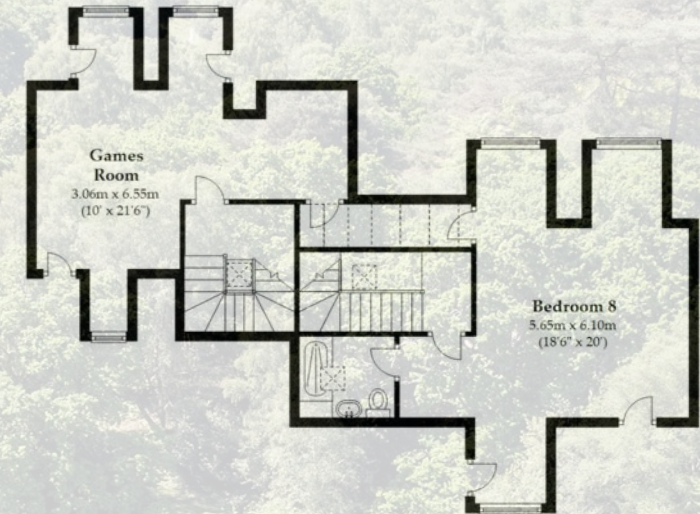


# FLOOR PLAN

Ground Floor

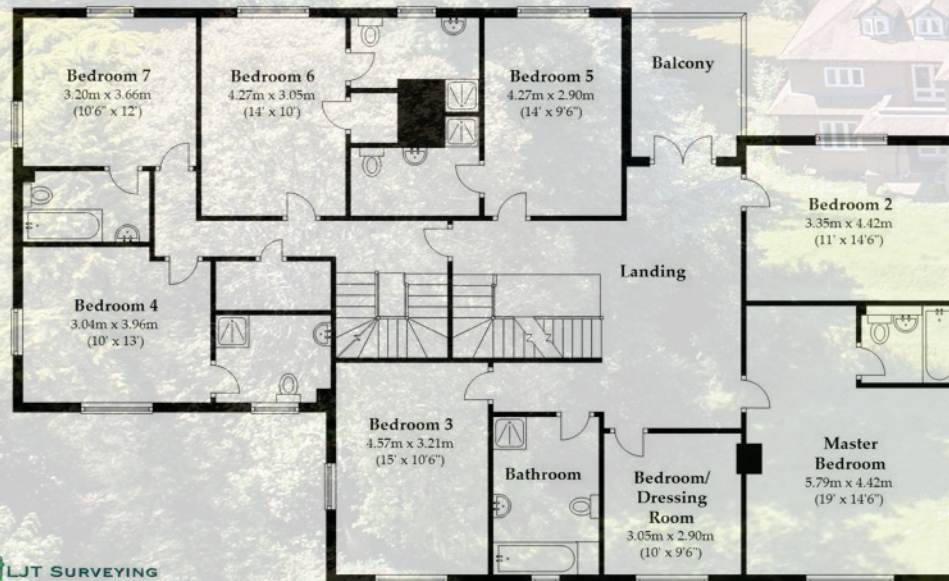


Second Floor



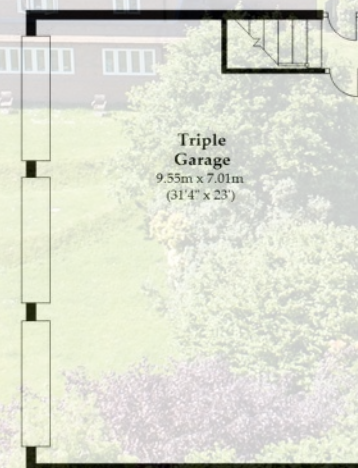
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

First Floor

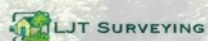
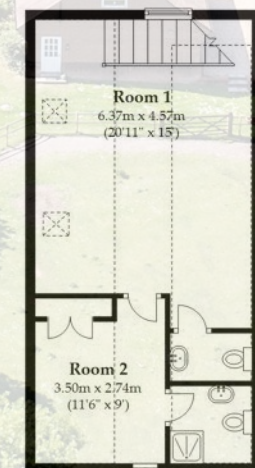


Gross Internal Floor Area: approx 491.3 sq.metres (5289 sq. feet) (Includes Restricted Head Height)  
Outbuilding Gross Internal Floor Area: approx 1175 sq.metres (109.1sq. feet) (Includes Restricted Head Height)

Outbuilding Ground Floor

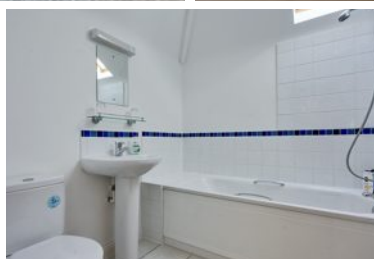


Outbuilding First Floor



Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





*Acres Down House benefits from about 3.5 acres of gardens and paddock land and a triple garage complex with ancillary accommodation above*

## Grounds & Gardens

A second entrance gate leads to the triple garage and ample parking for several vehicles.

The garage has a side entrance with stairs to an open plan area, WC and further room with adjoining shower room.

This would lend itself to further guest or staff accommodation subject to consent.

The front gardens are laid primarily to lawn with two gravel driveways leading to the front of the property and to the garage complex.

An attractive brick wall divides this area from the rear gardens.

The formal rear garden slopes gently away from the house with established shrubs and tree borders and incorporate a tennis court, and a large paddock bounded by post and rail fencing.

The property enjoys direct access onto the open New Forest and has five access points in total.

£2,750,000







## The Situation

Located in Minstead, one of the New Forest National Park's most sought after villages. Minstead has a vibrant community, a village shop, a village hall, a pub (The Trusty Servant), 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 east and west access to the M27 and M3 within easy reach and Southampton Parkway station giving a link to London Waterloo within an hour and ten minutes. The coastal resort town of Bournemouth is also only a short drive away.

## Directions

From the centre of Burley proceed along Chapel Lane and Lyndhurst Road for about 4 miles until reaching the A35, turning left towards Lyndhurst. Upon reaching Swan Green turn left signposted Emery Down and continue along for about two and a half miles, taking the second road on the left signposted to Acres Down Farm Shop. Continue through the ford and follow the track hard to the right where the property will be found on the right hand side.

## Services

Energy Efficiency Rating: D Current: 64 Potential: 68

Mains water and electricity, LPG gas and private drainage.

## 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.





*Tucked down a maze of country lanes and surrounded by woodland Minstead is a perfect village in miniature*

## 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 Inn, and a village shop and cafe tearoom 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.

## Points Of Interest

New Forest Golf Club	2.5 miles
M27	2.9 miles
Cadnam/A31	3.1 miles
Limewood	3.5 miles
Ashurst New Forest Train Station	4.1 miles
Brockenhurst Sixth Form	5 miles
Careys Manor	5 miles
Brockenhurst Train Station	5.2 miles
Burley Golf Club	5.3 miles
Brockenhurst Golf Club	5.6 miles





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

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