



## Toms Lane Corner Minstead

£5,500 PCM

An attractive 5 bedroom detached country house, dating back to 1921, which has been beautifully renovated and offers well proportioned living accommodation throughout. Ideally situated within a peaceful forest location, set amongst a generous plot approaching 4.2 acres. The property also has direct access onto the open Forest and is in easy reach to M27, A31 and M3 to London. Holding Deposit: £1383 Security Deposit: £6917 Council Tax Band: G





- Substantial Family Home • Quiet Secluded Location • Open Forest Access • Beautifully Presented • Easy Access to Road Links

The ground floor boasts a host of versatile living accommodation with lovely views over the garden. As you enter the property from the main front door via a covered porch you enter immediately into a useful lobby which in turn gives further access into the hub of the house. A large kitchen/ breakfast room boasts a handmade bespoke kitchen with travertine tiled flooring, ample low level and eye level units, AGA and stone worksurface. The main reception hall which sits central to the house leads through to the main living room/dining room' which sits at the end of the house with its double aspect views over the beautiful gardens and boasts a lovely feature fireplace.

A second good-sized sitting room sits at the opposite end of the house again accessed from the main reception hall, with further double aspect views over the gardens and feature fireplace. The downstairs accommodation is completed with a useful utility room which is set just from the kitchen offering further storage units, wash basin and further access out to the gardens.

There is a further downstairs W/C also sits from the kitchen. Stairs from the main Reception Hall lead to the first floor where all bedroom accommodation can be found. The principal bedroom offers double aspect views, ensuite accommodation and walk in wardrobe with bedroom two also offering well-proportioned bedroom accommodation and en-suite shower room. Two further bedrooms are offered on this floor both served by a four piece family bathroom.

The property is found at the end of a long private track and occupies a central position within its own garden and grounds and consequently enjoy total seclusion and privacy.

The property has oil heating, mains electricity supply, mains water and a septic tank.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

In order to rent this property you will need to be able to prove 2.5 times the annual rental amount. For a rent of £5995 PCM this would be an annual income of £180,000. You will need a security deposit of £6900. To secure the property you will be required to pay a holding fee of one weeks rent £1383.00

On the south side of the house is a terrace, beyond which there is approximately an acre and a half of formal gardens which provide vibrant colour in the form of numerous azaleas, camellias and rhododendrons, accompanied by intertwining footpaths. There are a number of unusual plants and trees including a mature witch hazel, and a small area of woodland which is home to a carpet of bluebells in springtime.

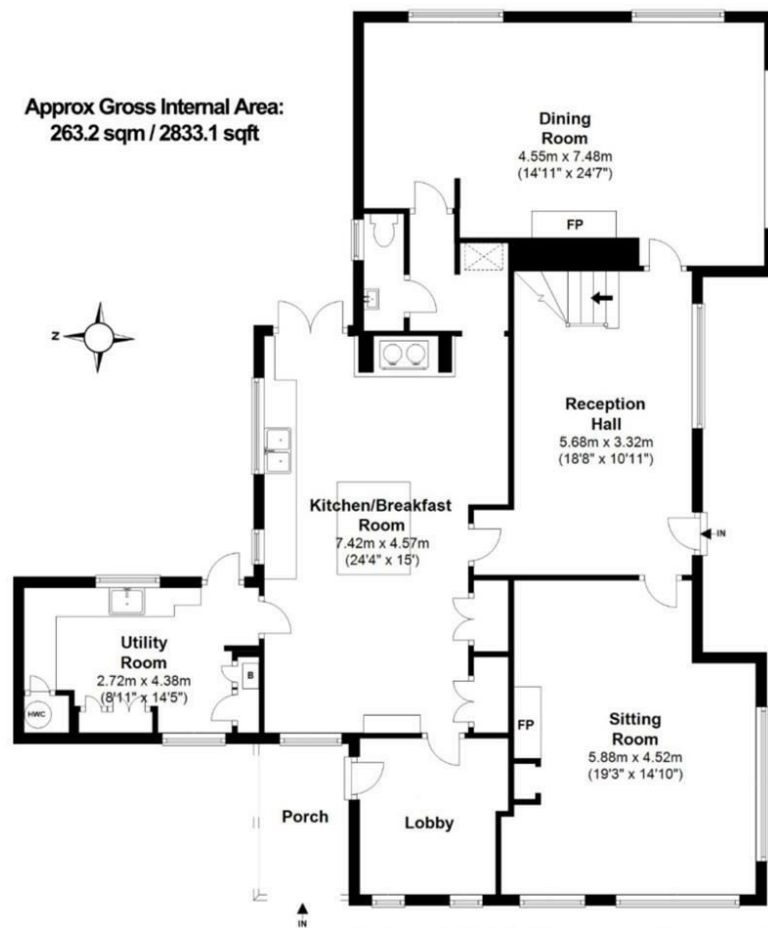
This lovely family home also has a small paddock perfect for a pony, goats or maybe even chickens.

#### ADDITIONAL INFORMATION

Council tax band: G Furnishing Type: Part furnished Security Deposit: £6,346 Available From: 6th February 2025



Ground Floor



First Floor

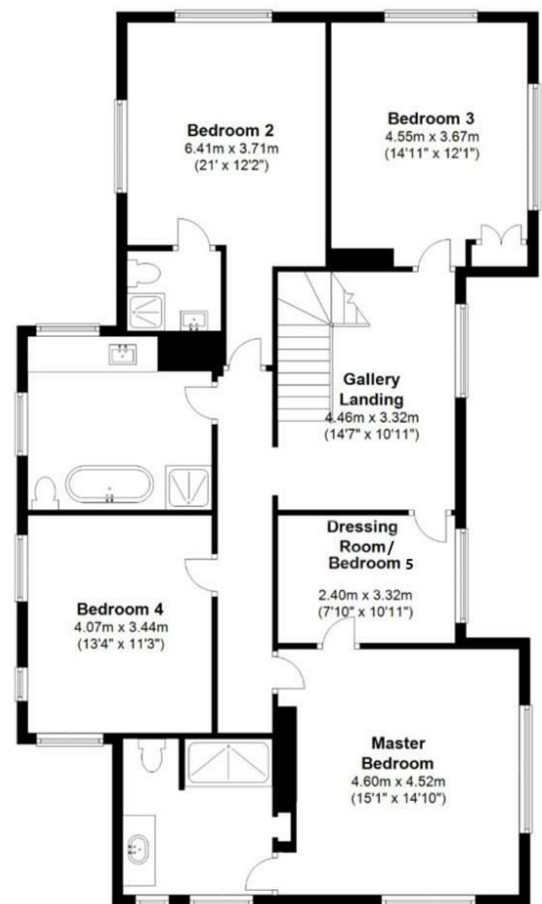


Illustration for identification purposes only; measurements are approximate, not to scale.  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



# SPENCERS

LETTINGS

## ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

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