



**Williams Hill Farm, Minstead, SO43 7FP**







## A DELIGHTFUL RESIDENTIAL EQUESTRIAN SMALL HOLDING

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.

Williams Hill Farm is in a beautiful, rural location enjoying views of the countryside and beyond. Having recently been fully renovated throughout the property is finished to an extremely high standard and ready for occupation with no forward chain. Formally a pig farm, it has now been converted to a residential equestrian small holding, with the plot just shy of 3 acres. The accommodation features a stunning open plan kitchen/dining/family room with French Doors out to the rear garden. It features an oil-fired AGA, integral appliances and double oven whilst also having a separate utility room. There is also a log burning stove in the dining area. The spacious sitting room has a feature bay window along with a further fireplace and double doors into the conservatory. To complete the ground floor accommodation there is also a study and cloakroom. To the first floor there are four generous bedrooms with the master having a walk-in wardrobe, an en-suite and views to the rear of the property overlooking the beautiful gardens. The second bedroom also has an en-suite shower room, whilst there also being a further family bathroom to facilitate the remaining two bedrooms.

As you approach the property there is a double five bar gate to the driveway and courtyard with parking for many vehicles. There are 4 stables to the rear along with a Tac room as well as a pool room. The swimming pool is in need of reinstatement however a great accessory to have to the house. As advised previously, the Plot in total is just shy of 3 acres in total.











# Winkworth

**Address: Williams Hill Farm,  
Minstead, SO43 7FP**

**Council Tax Band: "G"**



## Williams Hill Farm

Approximate Gross Internal Area

Main House = 2316 Sq Ft / 215.21 Sq M

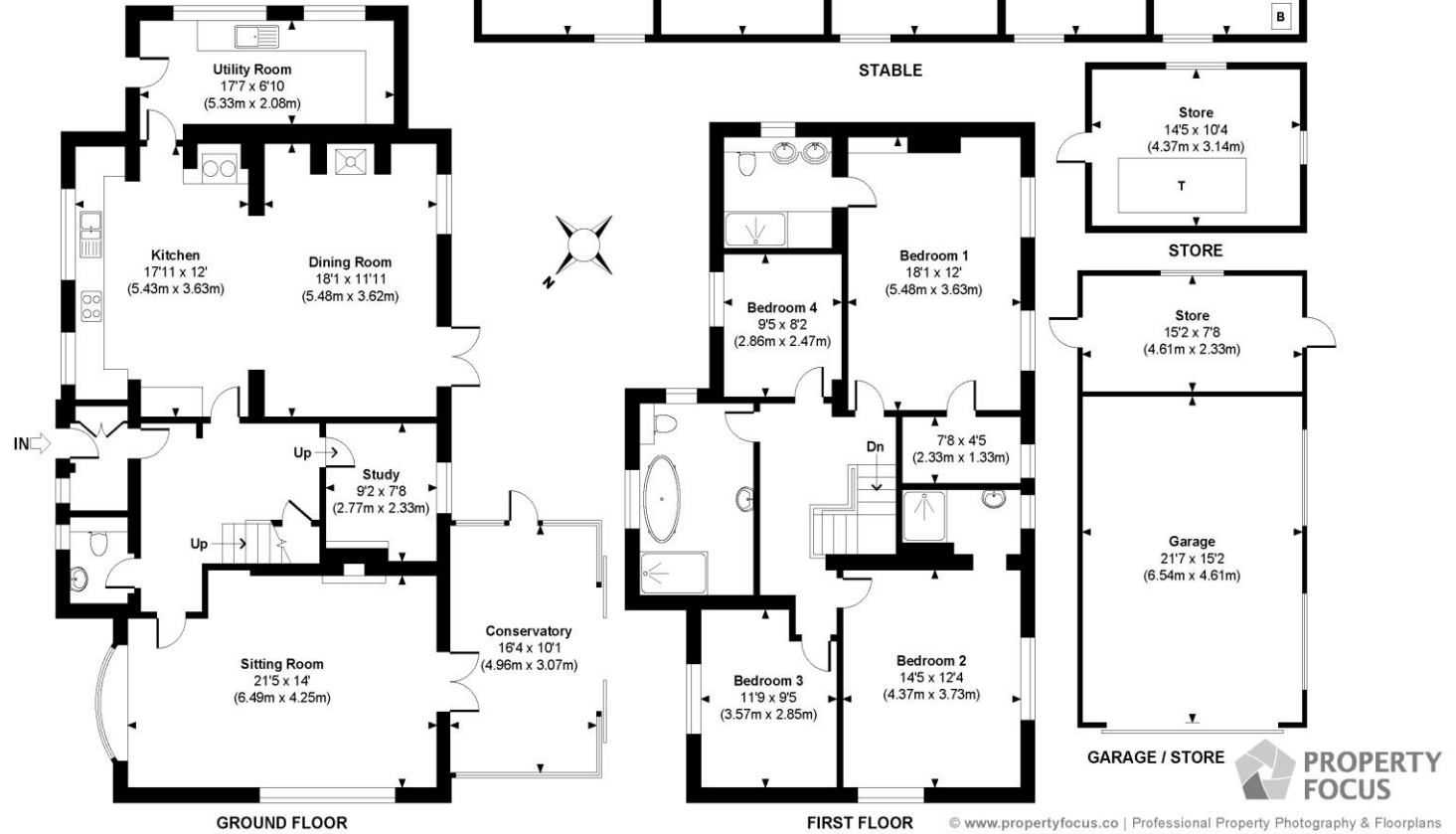
Garage / Store = 445 Sq Ft / 41.35 Sq M

Store = 148 Sq Ft / 13.72 Sq M

Stable = 826 Sq Ft / 76.71 Sq M

Total = 3735 Sq Ft / 346.99 Sq M

Outbuildings are not shown in correct orientation or location.



Indicates restricted room height less than 1.5m.

[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)

### Winkworth Romsey

18 Market Place, Romsey, Hampshire, SO51 8NA  
01794 511911 | [romsey@winkworth.co.uk](mailto:romsey@winkworth.co.uk)

[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street,  
Winchester, Hampshire, SO23 9DT  
01962 866777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### Winkworth Mayfair & Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

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