



Cob Cottage

*Purlieu Lane, Godshill, SP6 2LW*

S P E N C E R S





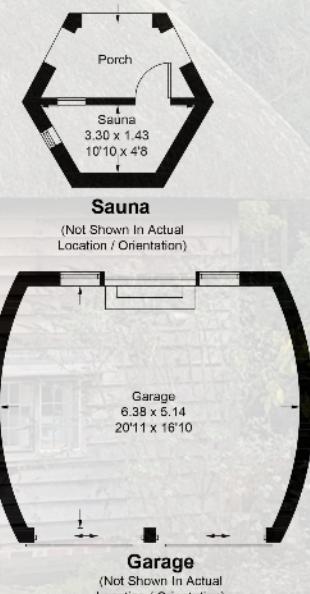
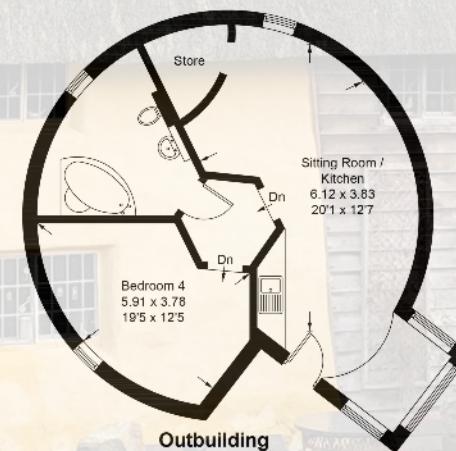
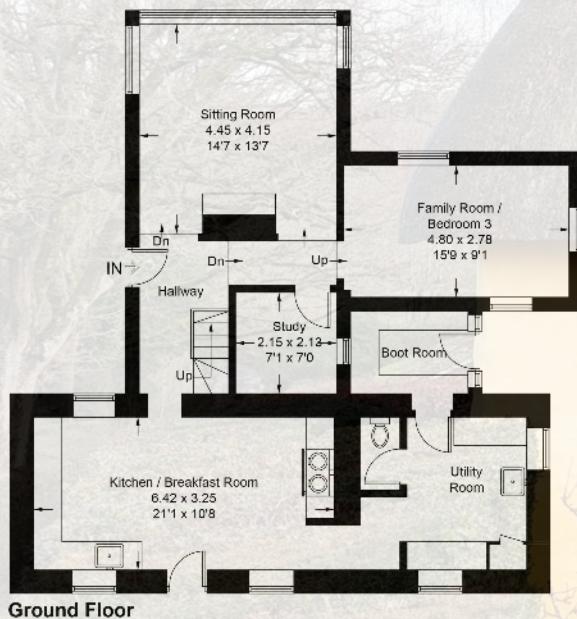
## The Property

- A bright and airy entrance hall with contemporary Porcelain tiled flooring, underfloor heating, a cloakroom and useful storage cupboard.
- A magnificent, light-filled room with a striking picture window and large aluminium sliding doors maximising natural light.
- A raised full-length hearth hosts a Morso Scandinavian wood burner, complemented by display and storage space.
- The kitchen features a freestanding stainless-steel unit with matching worktop, inset four-burner gas hob and stainless-steel under-oven. Additional Quartz worktops provide excellent preparation space, along with built-in storage, an integrated dishwasher, stainless-steel sink with drainer and brushed chrome Vola tap.
- A separate utility room offers space for a tall fridge-freezer and washing machine.
- To the front are two further rooms, each with attractive bay windows. One is currently arranged as a study, the other as a snug/sitting room with charming Parquet flooring. Both could be easily utilised as additional bedrooms.
- Stairs rise to a generous landing leading to three spacious bedrooms.
- A superb main bedroom with a tall, vaulted ceiling and an impressive Juliet balcony with full-height glazing to capture maximum light. Features include a stylish en-suite shower room fitted with a modern Laufen three-piece suite and an oversized rainwater shower, a walk-in dressing area, and additional eaves storage.
- Two additional front-aspect bedrooms, both with useful storage shelves.
- A contemporary, beautifully finished bathroom featuring a Laufen three-piece suite, tall vaulted ceiling, mirrored wall and modern tiled panelled bath.



# Cobb Cottage, Purlieu Lane, Fordingbridge, SP6 2LW

Approximate Gross Internal Area = 154.2 sq m / 1660 sq ft  
 Outbuilding / Sauna / Garage = 92.5 sq m / 995 sq ft  
 Total = 246.7 sq m / 2655 sq ft  
 (Excluding Void)



This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



## Grounds and Gardens

Outside, paths wind through lovingly maintained gardens dotted with mature planting, leading to a natural pond with a seating deck, a timber sauna with outdoor shower, a log store and a productive kitchen garden. Nestled within the grounds is a charming guest cottage with a living grass roof, perfectly complementing the surrounding landscape. Entering the property via electric gates, a gravel driveway leads to a detached double garage with a living sedum roof, completing this picturesque retreat in the heart of the New Forest.

## The Situation

The property is situated in the picturesque New Forest National Park village of Godshill, which benefits from a popular local pub and access to outstanding countryside. Local primary schools are available at nearby Breamore and Hyde, with secondary schooling at Burgate. Sandy Balls Leisure Centre is just half a mile away, offering a swimming pool and gym. The nearby market town of Fordingbridge, approximately two miles away, provides a range of independent shops, cafés, restaurants, butchers and bakers, and is well known for its distinctive seven-arch bridge over the River Avon. The Avon Valley long-distance footpath runs through the town, and the area offers excellent schooling alongside a good selection of country pubs and restaurants. The surrounding New Forest National Park extends to approximately 140,000 acres of heath and woodland, ideal for walking, cycling and equestrian pursuits. The cathedral city of Salisbury, with its mainline railway station, lies around 8–10 miles north via the A338, while the coastal towns of Christchurch and Bournemouth are approximately 18 miles south. Excellent marina facilities are available at nearby Lymington and Poole. Southampton and Bournemouth airports are both easily accessible, providing regular flights to a range of major European destinations.



## The Guest Cottage

The guest cottage has been creatively designed as a cob roundhouse, serving as a remarkable and unique retreat. It includes a sitting room, kitchen, and bedroom, and features an atrium roof light set within a living grass roof, filling the space with natural light. A lovely seating area overlooks the gardens, maintaining a sense of privacy while enjoying views across the rolling countryside.





## Services

- Tenure: Freehold
- Council Tax Band: G
- Mains Connection to Water and Electricity
- Heating: Oil Fired
- Energy Performance Rating: D Current: 58D Potential: 66D
- Standard Broadband Speeds of up to 6 Mpbs (Ofcom)
- Mobile coverage good across all providers. Please contact your provider for further clarity

## Directions

From Ringwood, join the A338 heading north towards Fordingbridge. After approximately 6 miles, take the exit to Fordingbridge and at the T junction turn right signposted to Godshill. Continue for 2 miles, turning left immediately before the Fighting Cocks Pub and then turning immediately right onto the gravel lane, where the cottage will be found on your right hand side, the last property before the forest.

## 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 for 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.



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

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