



Gosfield Cottage

Salisbury Road, Winkton, Christchurch, BH23 7AS

SPENCERS
COASTAL





A majestic and unique, Grade II listed, character home occupying an elevated position in a riverside location with far reaching views across the Avon Valley and St Catherine's Hill.

The Property

The original cottage that forms the central part of the property dates back to around 1750 and was extended significantly around 1900 to create the body of the house we see today. The vendors have undertaken a significant programme of renovations over the last five years and have created a wonderful family home.

The spacious reception hall, gives more than a generous nod to the Arts & Crafts movement with a wide turning staircase at its heart, exposed timber floors and beams and an open herringbone brick built fireplace. The formal drawing room lies to the back of the property and benefits from magnificent views through a large bay window over the gardens and Avon Valley beyond. In addition, there is an imposing stone fireplace with log burner. The library to the front is a wonderful cosy space, with wood panelling, book cases and a further herringbone brick built fireplace with log burner. To the far end of the reception hall, a door leads to a side lobby with a door to the garden and access to the cloakroom and laundry room which offers plenty of space for domestic appliances and houses the gas-fired boiler.



Entering the original part of the property you are immediately aware of the history, with original beams and herringbone parquet flooring in the sitting room. A door conceals the original staircase and French style doors give access to the rear terrace. Continuing through, the dining room has a magnificent Inglebrook fireplace, housing a logburner. On the walk through to the kitchen/breakfast room, you pass the neatly concealed wine fridge and enter what was once a chapel, but now contains a beautifully designed and equipped kitchen. The custom built designer kitchen units sweep around 3 walls, incorporating space for a Rangemaster cooker, and culminates in a large central promontory housing a 1 ½ sink and Quooker instant hot water tap. The limestone tiled floor with underfloor heating, Landford stone granite work tops, exposed brick wall and vaulted ceiling give a wonderful blend of textures and colours. The room continues around through the breakfast area and into the kitchen/utility/boot room which has ample cupboard space, an original Shaws double butler sink, dishwasher, ottoman bench and space for an American style fridge freezer. Doors to the garden, dining room and to the restored wine cellar.

From the reception hall the turning staircase leads to a spacious galleried landing and in turn to the master bedroom which enjoys a spectacular view across the Avon Valley and has French style doors leading out to a covered balcony. The property also benefits from having newly installed Crittall windows throughout the rear elevation.





The property occupies a plot of almost one acre and enjoys access and fishing rights to the river. The current owners have undertaken a substantial programme of renovation over recent years to create this wonderful family home.

The Property Continued ...

The master bedroom is further complemented by a walk in wardrobe and recently re-fitted ensuite shower room. Across the hall is bedroom two which, similarly, has a walk in wardrobe and modern fitted ensuite. The family bathroom completes this section of the house. The galleried landing leads through and down to the lower gallery, a beautiful space that has been lovingly restored by the current owners to provide a peaceful area in which to work or pass the time with a good novel. Bedrooms three and four are accessed from here as is the original and restored staircase leading down to the sitting room. A twisting staircase also heads to the second floor landing and to the study/bedroom five which has a full range of built in office units and a "Crow's nest" view of the fabulous grounds to the river valley beyond.

Grounds & Gardens

To the front of the property, the predominantly lawned cottage garden is surrounded by a low brick wall with a feature gate and pathway leading to the front door. To the side is a large driveway with parking for several vehicles which leads to the double garage, with electric up and over door, personal door and window to the side and ample eaves storage.

Immediately to the rear of the property is a restored glass verandah partially covering an expansive, raised brick terrace with original well and pump (not functioning). This is surrounded and interspersed with mature planting. The gardens have been cleverly designed in terraces, all of which are practical and abundant with mature planting and specimen shrubs and trees. Immediately to the rear of the drawing room terrace is a level lawn area which leads past a covered arbour to a secret garden, with bountiful herbaceous borders. Steps from the raised terrace lead down to the formal garden, quartered by areas of lawn being surrounded and divided by pathways, at the centre of which is what can only be described as a spectacular water fountain depicting mother and child. Beyond this, the lawn gently slopes down to a riverside meadow with mature duck pond, large garden shed and a fenced childrens' playground. Here the river can be accessed via a newly constructed Jetty, where one can make use of the fishing rights or just enjoy the peace and tranquility of Sopley Old Mill Stream and the Avon Valley beyond.



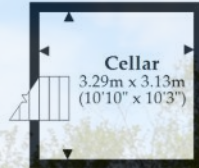
£1,750,000



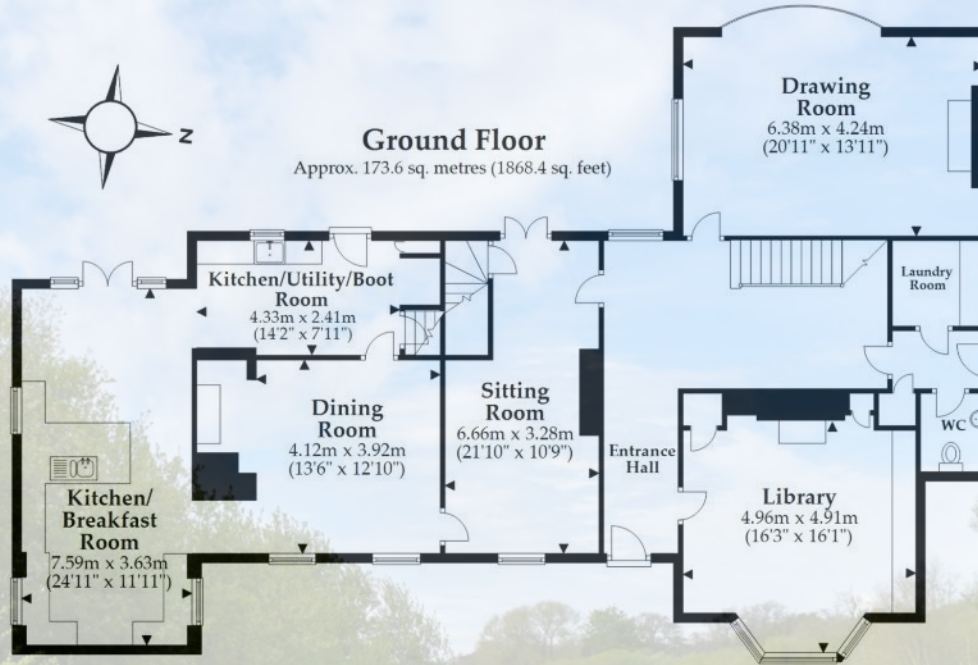




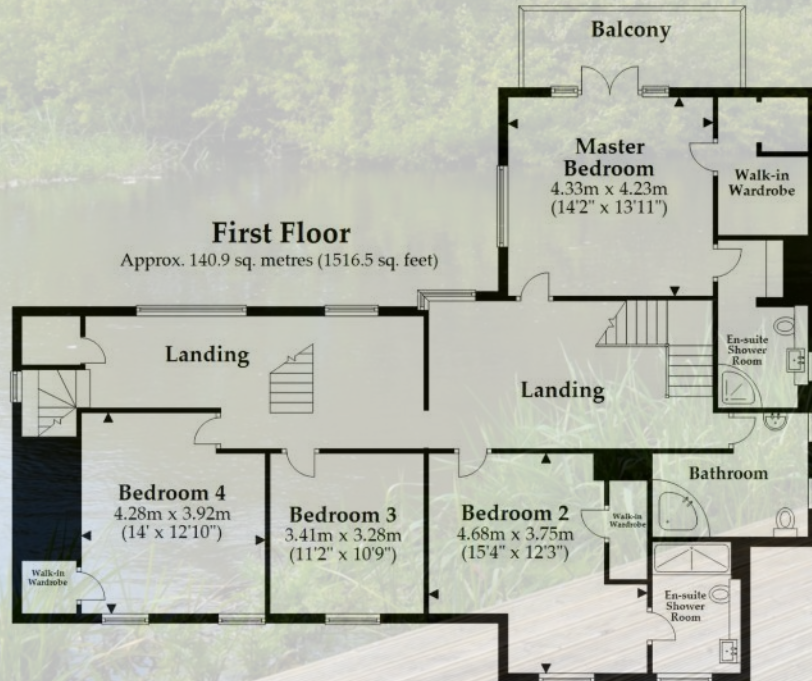
Basement
Approx. 10.3 sq. metres (111.0 sq. feet)



Ground Floor
Approx. 173.6 sq. metres (1868.4 sq. feet)



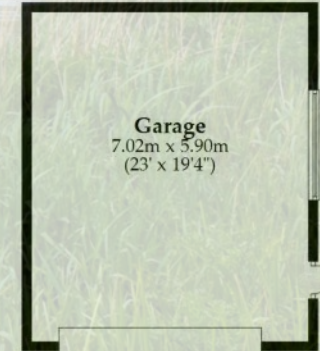
First Floor
Approx. 140.9 sq. metres (1516.5 sq. feet)



Second Floor
Approx. 25.9 sq. metres (279.2 sq. feet)

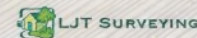


Garage
Approx. 41.4 sq. metres (445.8 sq. feet)



Total area: approx. 392.1 sq. metres (4220.9 sq. feet)

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





The Situation

The village of Winkton is located on the edge of the Avon Valley, and close to the New Forest National Park offering 140,000 acres of heath and woodland for a range of outdoor pursuits.

The medieval town of Christchurch is only 2 miles distant, and offers a comprehensive range of shops, boutiques, restaurants and a natural harbour, with two sailing clubs a rowing club, and beautiful beaches. There are excellent schools nearby, both state and private.

The Market town of Ringwood is 6.5 miles north providing rapid access to the M27 for Southampton and the M3 to London. Bournemouth International Airport is some 15 minutes drive away and Christchurch Railway Station is just 10 minutes away.

Services

Energy Efficiency Rating: C Current: 56 Potential: 73

All mains services are connected to the property



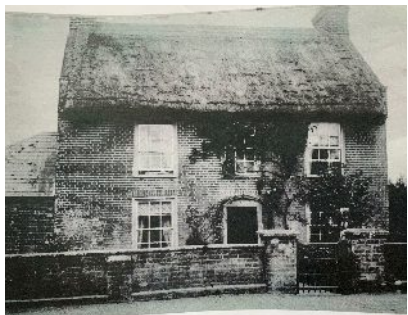
Property Video

Point your camera at the QR code below to view our professionally produced video.



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.





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The Local Area

Christchurch is a delight; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with mainline station and a good variety of independents and national brands (such as Waitrose).

It has become something of a foodie destination with cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. It is also the venue for a popular food and wine festival that attracts some high profile chefs. Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudeford Quay with ferry service to Mudeford Spit (with iconic beach huts) and Hengistbury Head. A wide range of activities are available such as cricket, golf and water sports.

Another benefit for families are the schools – rated at least ‘good’ by Ofsted, while Christchurch Infant School, Mudeford Infant and Junior Schools and Twynham comprehensive are all graded ‘outstanding’. An attractive range of property includes architect-designed new builds, fine Georgian houses and modern townhouses, some in waterside locations and with views across Christchurch Harbour.

Points Of Interest

- The Fisherman's Haunt 0.0 Miles
- Burton Surgery 0.9 Miles
- St. Catherine's Hill 1.1 Miles
- Christchurch Hospital 1.4 Miles
- Christchurch Railway Station 1.8 Miles
- Royalty Fishery 1.8 Miles
- Waitrose 1.9 Miles
- Christchurch Town Centre 2.0 Miles
- Bournemouth Hospital 2.4 Miles
- Twynham School 2.2 Miles
- Highcliffe School 2.5 Miles
- Bournemouth Airport 3.3 Miles
- Chewton Glen Hotel and Spa 4.2 Miles
- The Bear of Burton 1.6 Miles
- Jetty restaurant and Christchurch Harbour Hotel 3.4 Miles
- Avon beach 4.5 Miles
- Mudeford Quay 3.9 Miles
- New Forest National Park 2.8 Miles



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

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