



Cob Cottage *Purlieu Lane, Godshill, Fordingbridge, SP6 2LW*

SPENCERS
NEW FOREST





The Property

This captivating New Forest cottage has been transformed into a one of a kind country home, meticulously redesigned to blend original character with inventive design elements. Traditional cast iron-style radiators, exposed copper pipework, York stone flags, and an abundance of oak beams add to the rustic allure of this remarkable property. Nestled within the desirable cattle grid area of the New Forest National Park, this idyllic cottage boasts an elevated position offering breathtaking views of the surrounding countryside and forest. The property is completed with an enchanting guest roundhouse made of cob with a wild grass roof and a detached double garage, adorned with a Sedum living roof, every detail exudes charm and individuality.

Step through oak steps into the entrance hall, adorned with flagstone flooring and a hand-carved oak staircase. Descend into the triple-aspect sitting room, featuring a dramatic full-height vaulted ceiling with oak and glass walls, designed to embrace the garden and panoramic views. An open fireplace within a freestanding pumiced lined chimney breast serves as a captivating focal point. Adjacent, the triple aspect family room showcases exposed wall and ceiling timbers, oak floorboards, and hand painted plaster wall panels, adding to its unique character. A lever latch oak door opens to the study, complete with flagstone flooring and solid oak built-in office furniture.

The heart of the home lies in the cosy dual-aspect kitchen/dining room, boasting original cob walls, flagstone flooring, and an inglenook housing an electric AGA range. Handmade painted wood cabinets, stainless steel, and Elm working surfaces, along with a double Villeroy Boch Butler sink, create a functional and stylish space. The utility room features a ceramic Butlers sink, plumbing for a washing machine and dishwasher, and a water softener. A bespoke oak staircase leads to the galleried landing and the master bedroom suite, complete with twin walk-in wardrobes and an impressive vaulted en-suite bathroom.



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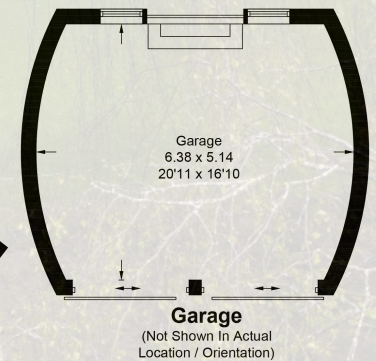
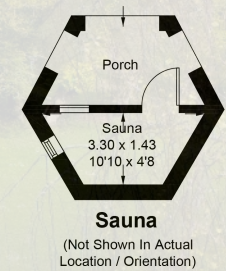
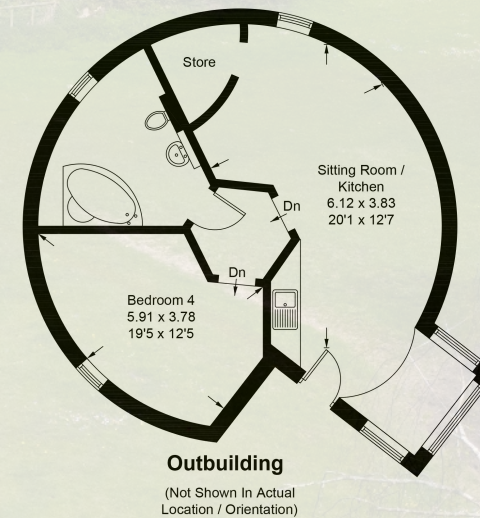
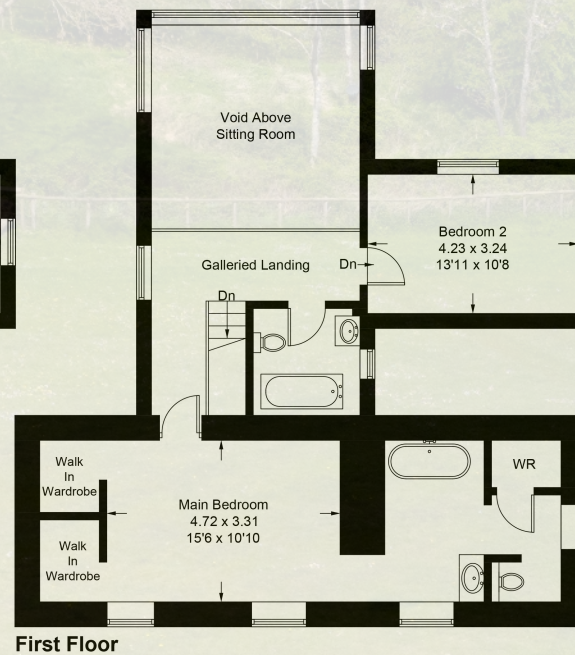
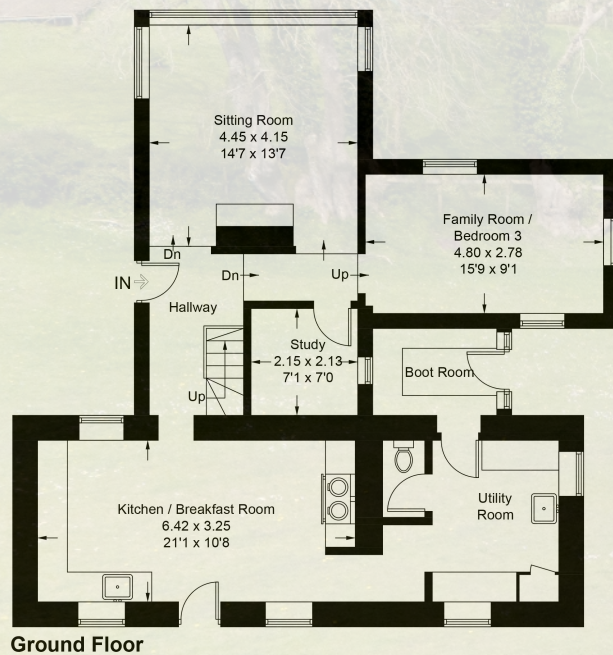
FLOOR PLAN

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. LJ T Surveying Ltd Ringwood





Grounds & Gardens

Outside, a creatively designed cob roundhouse serves as a remarkable guest cottage, with a sitting room, kitchen and bedroom, featuring an atrium roof light within the living grass roof. Paths wind through lovingly maintained gardens, dotted with mature planting, a natural pond with a seating deck, a timber sauna with an outdoor shower, a log store as well as a kitchen garden. 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 within the beautiful New Forest National Park village of Godshill, comprising a popular local pub, with local primary schools at nearby Breamore and Hyde, and secondary school at Burgate. Sandy Balls Leisure Centre is just half a mile away offering a swimming pool and gym. The town of Fordingbridge is approximately two miles distant, offering a range of shopping facilities, restaurants and cafes, with a wider range of facilities at the historic city of Salisbury, which is approximately 10 miles north via the easily accessible A338. The surrounding New Forest is a beautiful, renowned National Park consisting of approximately 140,000 acres of natural Heath and woodland ideal for walking, cycling and particularly riding for the equestrian enthusiast. The scenic south coastal towns of Christchurch and Bournemouth are also easily accessible, being approximately 18 miles via the A338, with excellent marina facilities at neighbouring Lymington and Poole.



Services

Energy Efficiency Rating: D Current: 58D Potential: 66D

Heating: Oil Fired

Mains: Water and Electricity

Council Tax Band: G





The Local Area

Fordingbridge, with its distinctive seven arch bridge spanning the River Avon, is a former market town enjoying an idyllic location between the heath and woodland of the New Forest and rolling chalk downlands of Cranbourne Chase. The Avon Valley long-distance footpath from Salisbury to Christchurch runs through the town, meandering beside the Avon. The town has a high street of interesting independents, including an art gallery, bookshop and boutiques, and essentials such as butchers and bakers. There's also a great selection of country pubs and restaurants in the area, as well as excellent local schooling. The easily accessible A338 gives access to the cathedral city of Salisbury, with mainline railway station (approximately 8 miles north), and the bustling coastal towns of Bournemouth, Christchurch and Poole (approximately 18 miles south).

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



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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