



 Keepers Cottage

*Frogham, SP6 2HP*

S P E N C E R S









## The Property

Tucked away along a quiet private lane in the highly sought-after area of the New Forest, this enchanting Grade II Listed cob cottage enjoys a secluded setting with far-reaching countryside views.

Rich in period charm, the cottage retains many original features including exposed beams, lever-latch doors and a striking inglenook fireplace, complemented by sympathetic updates. Improvements include a complete re-thatch in 2019 and rewiring with window refurbishment in 2018.

A stable door opens into a slate-tiled porch leading to the dual-aspect sitting room, centred around the impressive inglenook fireplace with oak beam and exposed timbers. The adjoining dual-aspect kitchen/dining room features exposed brickwork, beams, tiled flooring and oak cabinetry with solid oak and granite worktops, Butler sink and electric oven with gas hob, running off gas bottles. This space provides generous room for dining and entertaining. An L-shaped back porch provides additional storage and appliance space.

Upstairs, the landing leads to two double bedrooms and a fully tiled family bathroom. Both bedrooms feature semi-vaulted ceilings, built-in storage and attractive rural views, while the bathroom includes a bath with shower over and period-style fittings.



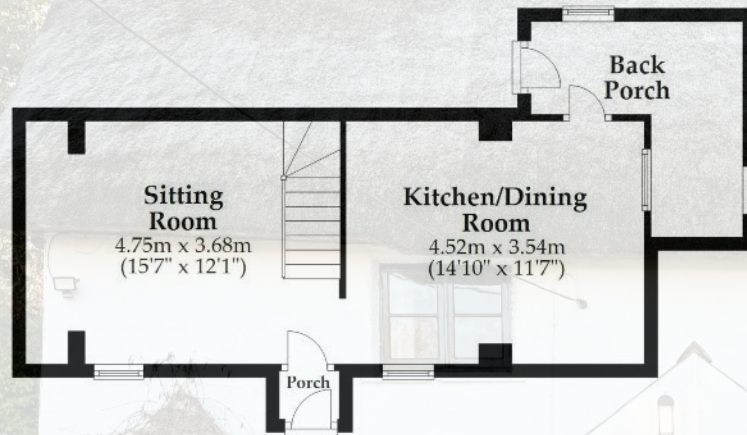


## FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

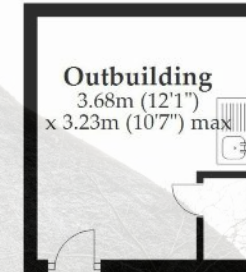
### Ground Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



### Outbuilding

Approx. 11.9 sq. metres (128.5 sq. feet)



### Studio

Approx. 50.5 sq. metres (543.4 sq. feet)



### First Floor

Approx. 30.3 sq. metres (325.6 sq. feet)



Total area: approx. 134.8 sq. metres (1450.5 sq. feet)

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





## Additional Information

- Tenure: Freehold
- Grade II Listed
- Council Tax Band: E
- Energy Performance Rating: TBC
- Mains Connection to Electricity and Water
- Oil Fired Central Heating
- LPG Gas for Cooking
- Shared Private Drainage
- Superfast broadband with download speeds of up to XXX Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

## The Situation

This stunning home is ideally positioned in the highly desirable village of Frogham on the north-western edge of the New Forest National Park. Renowned for its natural beauty, the area offers excellent opportunities for walking, horse riding and mountain biking. The village centre is close by and includes the popular Foresters public house, village hall and cricket green. Nearby Hyde offers a well-regarded primary school and a popular garden centre with tea rooms. The charming market town of Fordingbridge is a short drive away, providing independent shops, cafés, pubs, a Co-op, sports facilities, a public library and a local hospital. There are excellent state and private schools in the area, while Salisbury, approximately 8 miles away, offers a mainline railway station with services to London Waterloo in under 90 minutes. Southampton and Bournemouth airports are also easily accessible, with flights to many major European cities.





## The Annexe - Outbuilding

A substantial L-shaped timber summerhouse/studio, offering highly adaptable ancillary accommodation. Currently used as self-contained ancillary accommodation, the space features a bedroom, open-plan kitchen/diner/lounge area and a bathroom. The outbuilding benefits from double-glazed windows, with water and power connected, and features sliding patio doors that open directly onto the terrace, creating a light and versatile living environment.







## Grounds and Gardens

Outside, an attractive rustic-style fence encloses the charming front garden, with a mix of shrubbery and a paved path which leads to the front door. A private lane leads up to the house and opens into a parking area, suitable for several vehicles. A side access leads to the rear garden where decked steps rise to a raised seating area and lawn. The grounds have been thoughtfully arranged, with a sweeping gravel path leading to a further lawned area and a paved terrace positioned in front of a substantial L-shaped timber outbuilding, with water and power supply, currently being utilised as ancillary accommodation. In addition, there is a separate outbuilding, which could be used as a home office or hobby room, as well as a sizeable workshop/shed. Completing the outdoor space is a covered barbecue area, perfectly suited to al-fresco entertaining. There is also a greenhouse in place, with planning previously granted for a shepherd's hut in its location, offering potential for additional accommodation or income, subject to the necessary consents.

## Directions

Leave Ringwood on the A338 heading north for approximately 5 miles. Turn right onto Hern Lane and continue for about 1 mile, passing Hyde Primary School and following the road as it becomes Blissford Hill. At the crossroads by the Foresters Arms, turn left onto Frogham Hill. Shortly before the turning for Pentons Hill, turn right onto an unmade track, signposted for the property. Continue over the cattle grid and follow the lane to the end, where the cottage will be found on the right-hand side.

## Important Notice

Spencers 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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