



 Cob Cottage

Purlieu Lane, Godshill, SP6 2LW

SPENCERS





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.

£995,000



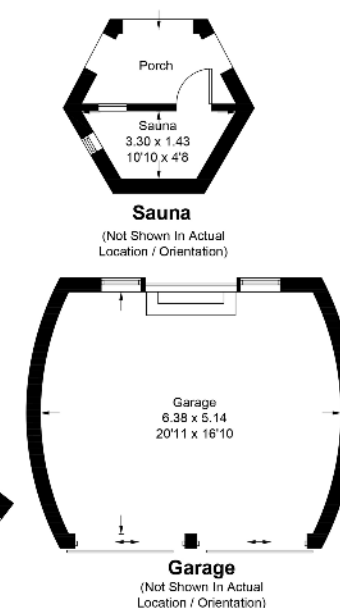
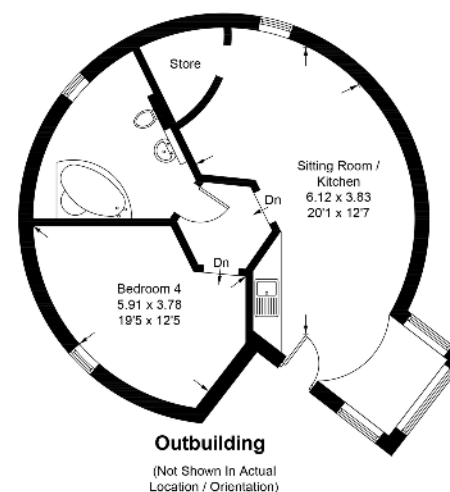
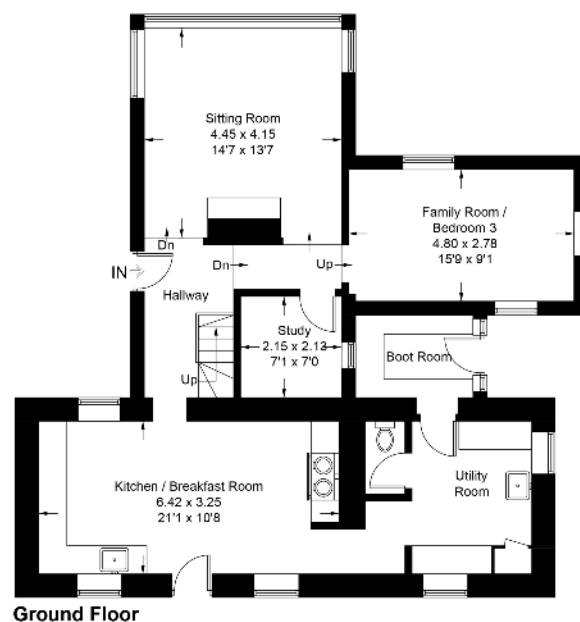
FLOOR PLAN

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. 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 Mbps (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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