

Sopley Cottages

Mill Lane, Sopley, Christchurch, BH23 7AU

SPENCERS

SOPLEY COTTAGES

SOPLEY • CHRISTCHURCH

Discover a rare opportunity to own a collection of beautifully restored cottages nestled in the picturesque village of Sopley, near Christchurch — ideally located on the Hampshire-Dorset border at the western edge of the New Forest.

Part of the historic Avon Tyrrell Estate, Sopley Cottages have been owned and lovingly managed by the same family for over 200 years. Steeped in character and thoughtfully renovated, they have been successfully run as high quality holiday lets, offering guests a peaceful retreat in one of the South's most desirable countryside locations.

This unique offering includes three individual cottages — Bell Hatch, School House and The Study — as well as a separate laundry building. Once part of Sopley Primary School and the School Master's House, the properties have been transformed into stylish, semi-detached homes with charm, comfort, and practicality at their core.

Whether you're looking for a personal haven with income potential or a turnkey investment in a thriving holiday market, these delightful cottages provide the perfect blend of history, location and lifestyle.







Bell Hatch

A beautifully finished home offering stylish, modern living with characterful features throughout.

The spacious open-plan kitchen, living, and dining area is enhanced by a striking vaulted and beamed ceiling, creating a light and airy atmosphere. The high-quality kitchen is fully fitted with integrated electric appliances, granite worktops, concealed lighting, and attractive wood-effect flooring, combining functionality with sleek design.

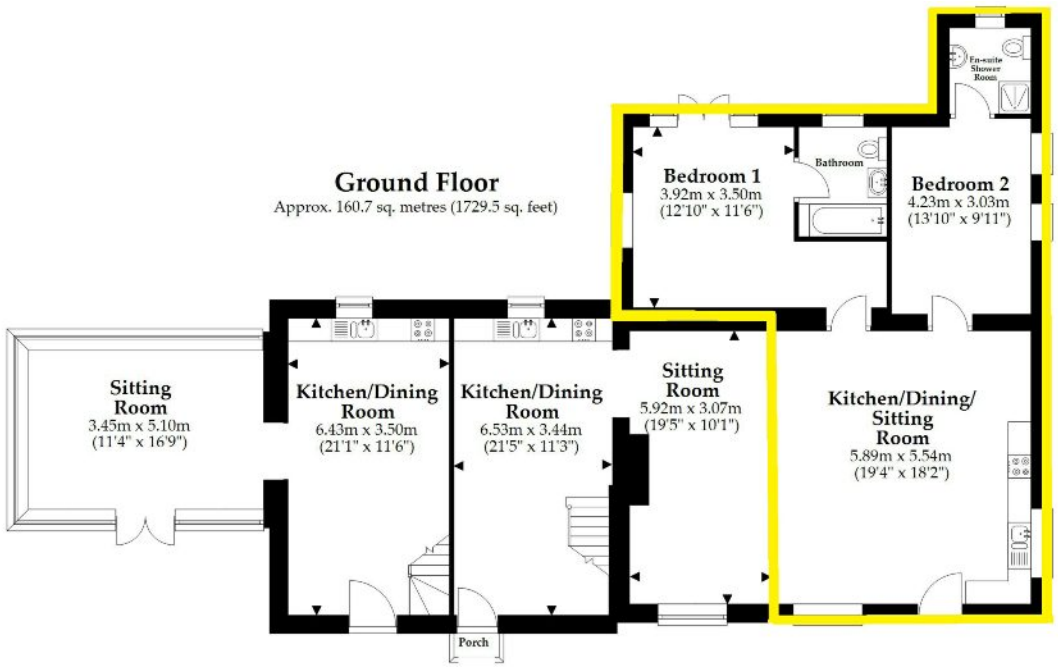
There are two generously sized double bedrooms, both beautifully presented and featuring vaulted ceilings. Each bedroom benefits from its own luxury en-suite bath or shower room, providing comfort and privacy for residents or guests.

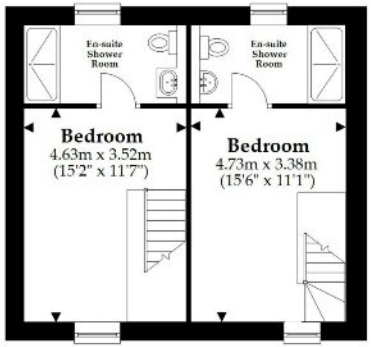
Externally, the property includes designated off-road parking, adding further convenience to this charming and thoughtfully designed home.

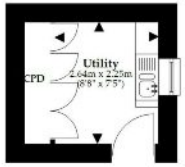
OIEO £950,000

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FLOOR PLAN







Total area: approx. 214.0 sq. metres (2303.1 sq. feet)

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













School House

This beautifully designed home features a stunning open-plan kitchen and dining area, complete with attractive wood-style flooring and a timeless Shaker-style kitchen. A range of quality built-in units is topped with elegant granite worktops, and integrated appliances add both convenience and style.

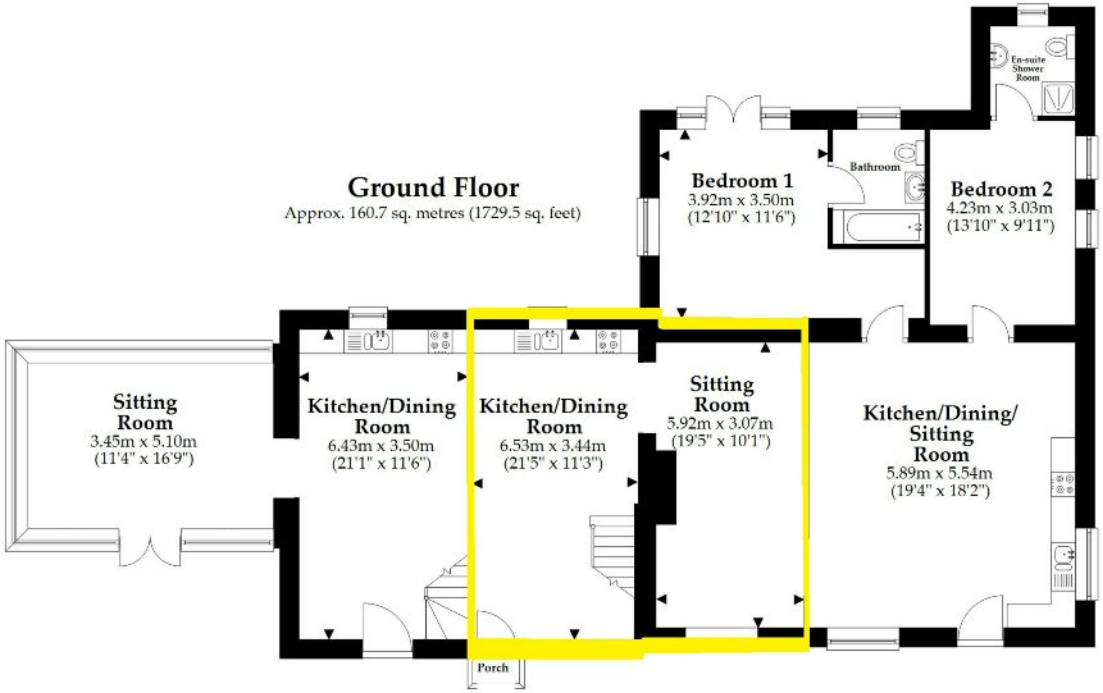
An arched opening leads into a charming living room with a vaulted ceiling, mock fireplace, and a pleasant front aspect — creating a warm and welcoming space for relaxing or entertaining.

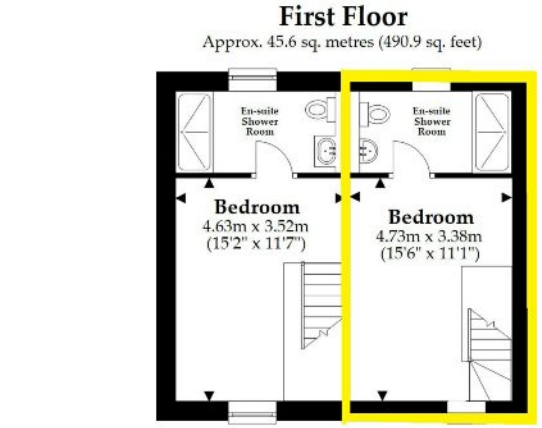
A staircase leads to the first-floor bedroom, which is generously proportioned and served by a superb luxury en-suite. The en-suite features a contemporary walk-in shower with a fixed screen and an overhead rainfall shower, offering a spa-like experience.

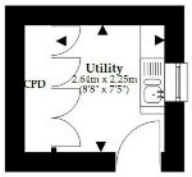
Outside, the property benefits from designated off-road parking, making it as practical as it is appealing.

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FLOOR PLAN







Total area: approx. 214.0 sq. metres (2303.1 sq. feet)

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The Study

This fantastic home features a spacious open-plan kitchen, beautifully fitted with a quality range of base, wall, and drawer units complemented by sleek, contemporary worktops. Integrated appliances include an electric oven, hob, and built-in fridge, making the space both stylish and practical.

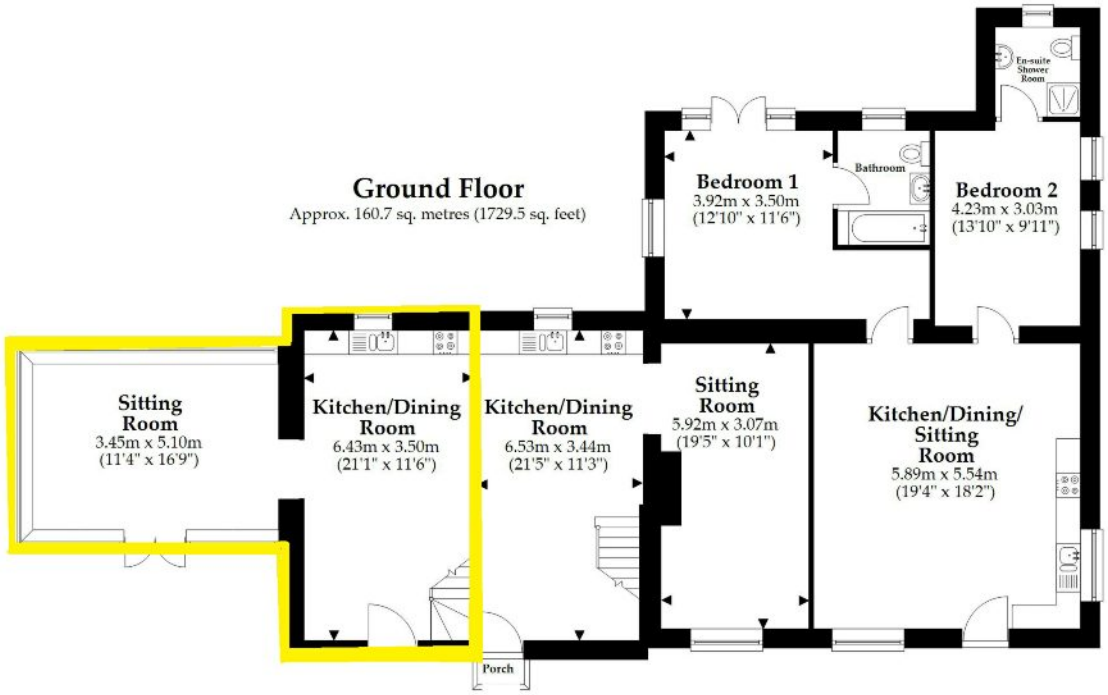
A separate dining area flows seamlessly into the adjoining living room, which enjoys an abundance of natural light thanks to a large picture window offering attractive views across the neighbouring fields — creating a calm and scenic setting for everyday living.

Outside, the property benefits from designated off-road parking, ensuring convenience in this peaceful countryside location.

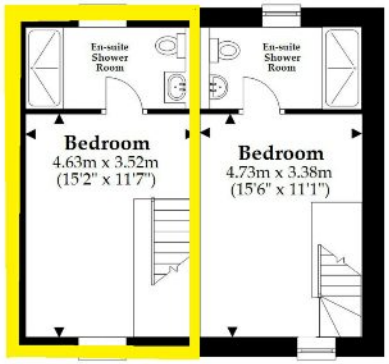
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FLOOR PLAN

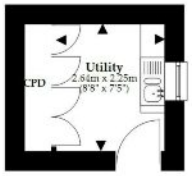
Ground Floor
Approx. 160.7 sq. metres (1729.5 sq. feet)



First Floor
Approx. 45.6 sq. metres (490.9 sq. feet)



Outbuilding
Approx. 7.7 sq. metres (82.7 sq. feet)



Total area: approx. 214.0 sq. metres (2303.1 sq. feet)

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Situation

Sopley is situated within a conservation area on the edge of the Avon Valley and New Forest, between the popular coastal town of Christchurch and the historic market town of Ringwood. There is a village hall and a quality dining pub within easy walking distance and Sopley Primary School is just a short distance away, as well as other local private and state secondary schools. Christchurch is situated approximately 2.5 miles south offering an extensive range of independent and high street shops, boutiques, restaurants, cafes, hotels and the beautiful natural harbour which is home to two sailing clubs, a rowing club and plenty of water-based activities. The market town of Ringwood is approximately 6 miles north offering further shopping, leisure facilities and a good range of pubs, cafes and restaurants. The larger coastal town of Bournemouth with its famous beaches is also close by as are major transport links; the A31 and the M27.

Directions

Exit Ringwood along the Christchurch Road heading towards Sopley. As you come into the village follow the one way system round and then bear right past the Pub then immediately left into Mill Lane and continue along this road and your will come to the property on your left.

Services

Energy Performance Rating: TBC
Council Tax Band: TBC
Tenure: Freehold

Services:
Mains drainage
Mains connection to water and electricity
Oil boilers, one per property providing heating and hot water

Broadband: Fibre Connection
Mobile Coverage: Good coverage from all providers

All three Holiday Cottages have qualified for small business rates



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

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