



Cobbins

Linbrook, Ringwood, Hampshire, BH24 3LD



LUXURY &
PRESTIGE
Exclusive Properties

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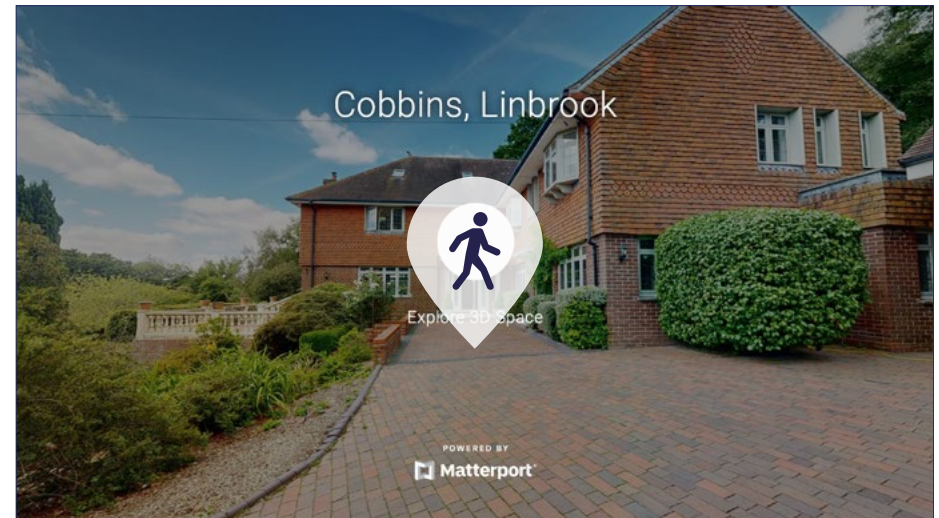
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™

















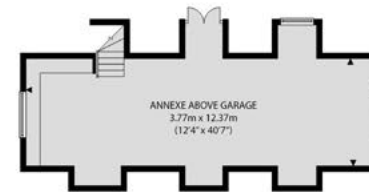
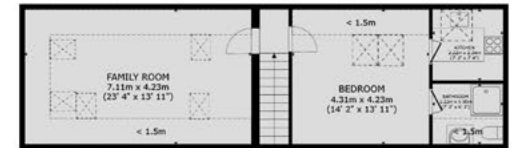




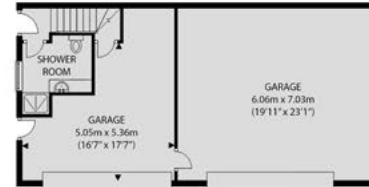




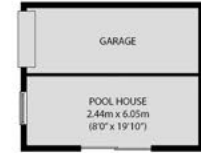
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GARAGE - FIRST FLOOR*
*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



GARAGE - GROUND FLOOR*
*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



POOL HOUSE*
*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA
HOUSE: BASEMENT: 301 sq. ft, 28 m2, GROUND FLOOR: 2,773 sq. ft, 258 m2
 FIRST FLOOR: 2,488 sq. ft, 231 m2, SECOND FLOOR: 482 sq. ft, 45 m2
TOTAL: 6,044 sq. ft, 562 m2
OUTBUILDINGS: 1,718 sq. ft, 159 m2
OVERALL TOTAL: 7,762 sq. ft, 721 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Cobbins is a traditional New Forest style home on the outskirts of Ringwood and sits within the New Forest National Park. Properties of this size are rare in this location and it offers beautifully appointed family accommodation which was remodelled and refurbished by the current owner to a very high standard in 2017.

There is a total of approximately 7,750 square feet including the outbuildings so the built form is especially impressive. The main dwelling which extends to just over 6,000 square feet including six bedrooms, seven bathrooms, 5 / 6 receptions plus a stunning basement wine cellar. The impressive kitchen family room includes a handmade framed classical shaker kitchen by Kitchen Elegance with stone tops, a huge centre island complete with breakfast bar, a 4 oven Aga, Limestone flooring, Quooker boiling flex taps, 2 further ovens, a 5 burner gas hob and Lutron lighting. There is a choice of receptions including the main living room which has two sets of French doors connecting to a private sun terrace.

The entire ground floor has thermostatically controlled zonal underfloor heating by Heatmiser and, together with the principal bedroom is wired for Sonos. The generously sized basement wine cellar is ventilated and designed in a reclaimed farmhouse brick with encaustic tiling from Artisans of Devizes. The bedrooms are all very generous but the primary bedroom is palatial with a maximum measurement of 26' and a walk through closet connecting to the sumptuous en suite bathroom. On the top floor bedroom six includes a dedicated en suite as well as a kitchenette. The nearby entertaining room could be combined to form a complete suite.

The house sits in grounds of around 1.5 acres and Cobbins also has the benefit of a paddock across the lane which extends to around a further 2 acres. Other luxuries include an outdoor swimming pool complex and an oversize detached triple garage with annexe above that could potentially be suitable for a number of uses.

Details

Guide Price: £3,250,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

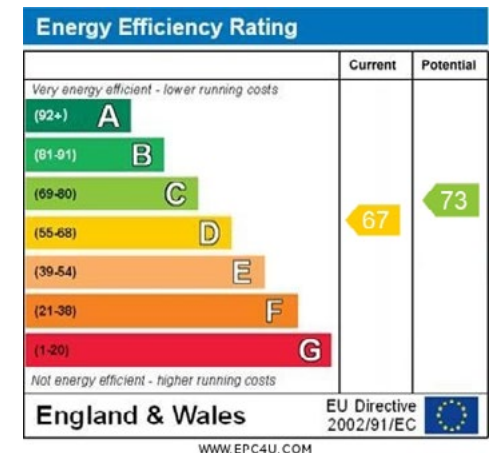
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £301,250**
Additional Home £398,750**
** based on guide price

Council Tax: Band H
2024/2025 £4,388.60pa

EPC:





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Property Ref: 0992



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.