

Luxury+Prestige

COBBINS

LINBROOK, RINGWOOD, HAMPSHIRE, BH24 3LD























TAKE A STEP INSIDE



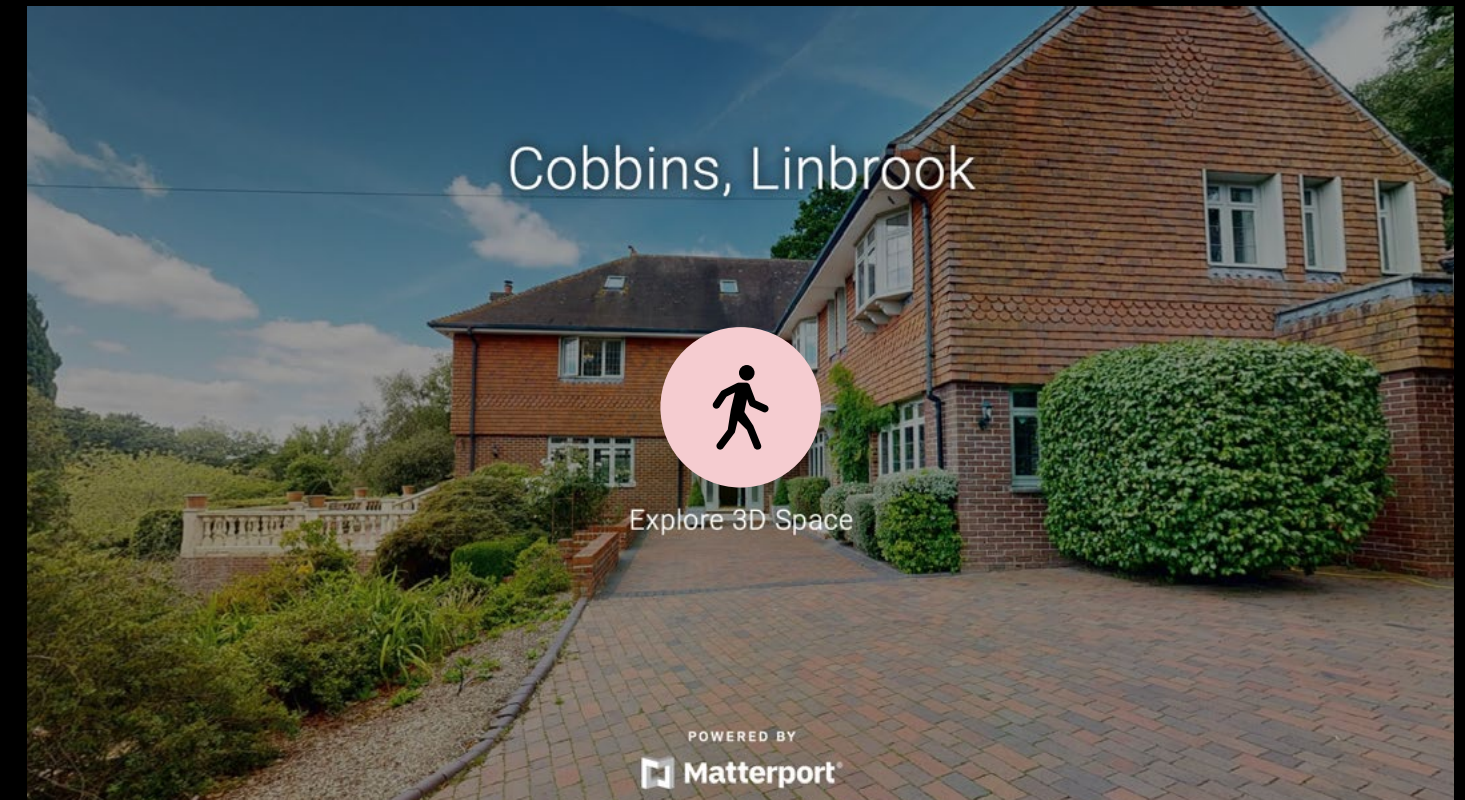
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Can't wait to view in person?

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 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

Floorplan

Cobbins, Linbrook,
Ringwood, Hampshire, BH24 3LD

GROSS INTERNAL AREA

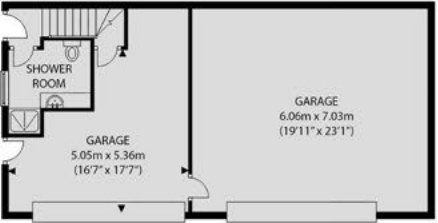
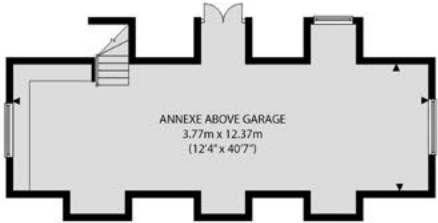
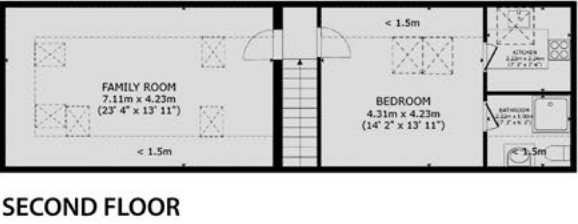
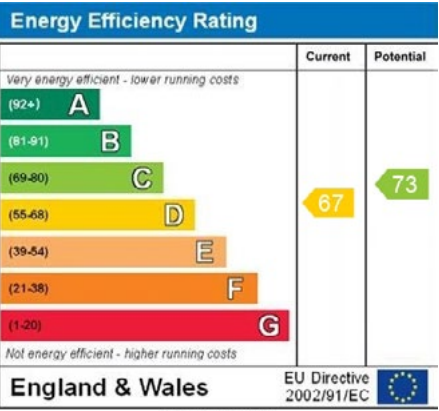
House:

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:	OIEO £3,000,000
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 £271,250** Additional Home £421,250** ** based on guide price, correct as at 6.11.24
Local Authority:	New Forest Council
Council Tax:	Band H 2024/2025 £4,388.60pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Beautifully appointed
- + Main dwelling 6,044 square feet
- + Total 7,762 square feet including outbuildings
- + Total 3.5 acres including separate paddock
- + Six bedrooms, seven bathrooms
- + 5/6 receptions
- + Stunning basement wine cellar
- + Outdoor swimming pool complex
- + Oversize detached triple garage
- + In the New Forest National Park

Our team



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