

Thatchers

FROGHAM · NEW FOREST

A country life, all its own.

A PERIOD COTTAGE BESIDE HYDE COMMON

FELLS
NEW FOREST



A country life,
all its own.

THATCHERS / FROGHAM / NEW FOREST

A DIFFERENT PACE OF LIFE

A little more outside.
A little less hurry.

The first decision of the day could be a simple one: coffee in the garden room, or a walk across the common?

At Thatchers, a thatched roof and a garden full of planting frame a quieter kind of everyday life. There are places to gather, places to retreat and a landscape to explore just beyond the gate.

A detached period cottage beside Hyde Common, this is a home with room for both the familiar rituals and the next chapter: a long lunch, friends for the weekend, or a working day with a garden outlook.

Solar panels with a 5.12kWh Hanchu battery and Lux head unit complement the cottage's period character.

04	0.34	New Forest
DOUBLE BEDROOMS	ACRES, APPROX.	DIRECT ACCESS

A familiar kind of welcome.



THATCH, CLIMBING FOLIAGE & COUNTRY CHARACTER

Follow the gravel track, cross the cattle grid and arrive through the electric gate. A generous gravelled drive gives the cottage space to welcome family and visiting friends.





TOGETHER, OR A LITTLE TIME TO YOURSELF

Room for company.
Space to curl up.

Exposed beams and garden-facing windows give the principal sitting room its character. After a day outdoors, settle into a favourite chair or make room for everyone on the sofa.



THE PLEASURE OF A SLOW MORNING

Let the day begin here.



Coffee. A book. The garden in view.

Draw up a chair and take a moment before the day gets going. The garden room brings the planting into view, with space to sit, read and watch the seasons change.



One more cup.
No particular hurry.

THE KITCHEN & BREAKFAST ROOM

A place to put the kettle on, lay out breakfast and make plans for the day. The kitchen and breakfast room give everyday meals a setting of their own.







STAY FOR SUPPER

Make an occasion of it.

Lunch that runs into the afternoon. A few more places at the table. The separate dining room makes time together feel easy, whether it is a family meal or friends staying for supper.



Somewhere to exhale.





FOUR DOUBLE BEDROOMS

Room for family, visiting friends and the changing shape of life at home. A ground-floor bedroom with en suite offers flexibility, while three further bedrooms upstairs share the family bathroom.



A SOUTHERLY GARDEN, FULL OF POSSIBILITY

Leave the afternoon open.

Set within approximately 0.34 acres, the landscaped garden has room for a terrace lunch, a quiet corner with a book and an hour or two spent pottering.

Planting, lawn and a vegetable area give the seasons their place. Beyond the cottage, Hyde Common extends the sense of space.





SPACE TO FOCUS. TIME TO YOURSELF.

A different outlook.

Take the working day into the garden. The timber summerhouse is currently used as a home office, creating a welcome sense of separation between home life and the task in hand.



A short walk back to home.

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Let the path choose the day.



With direct access to the open forest, a walk can become part of the daily rhythm. Head out for a breath of fresh air, or leave time for a longer wander.

Nearby, The Potting Shed café, The Foresters Arms and Hyde Primary School bring everyday places into the picture. Fordingbridge and Ringwood offer a wider change of scene.

For everything else you love.



WORK, HOBBIES & THE PRACTICAL SIDE OF HOME

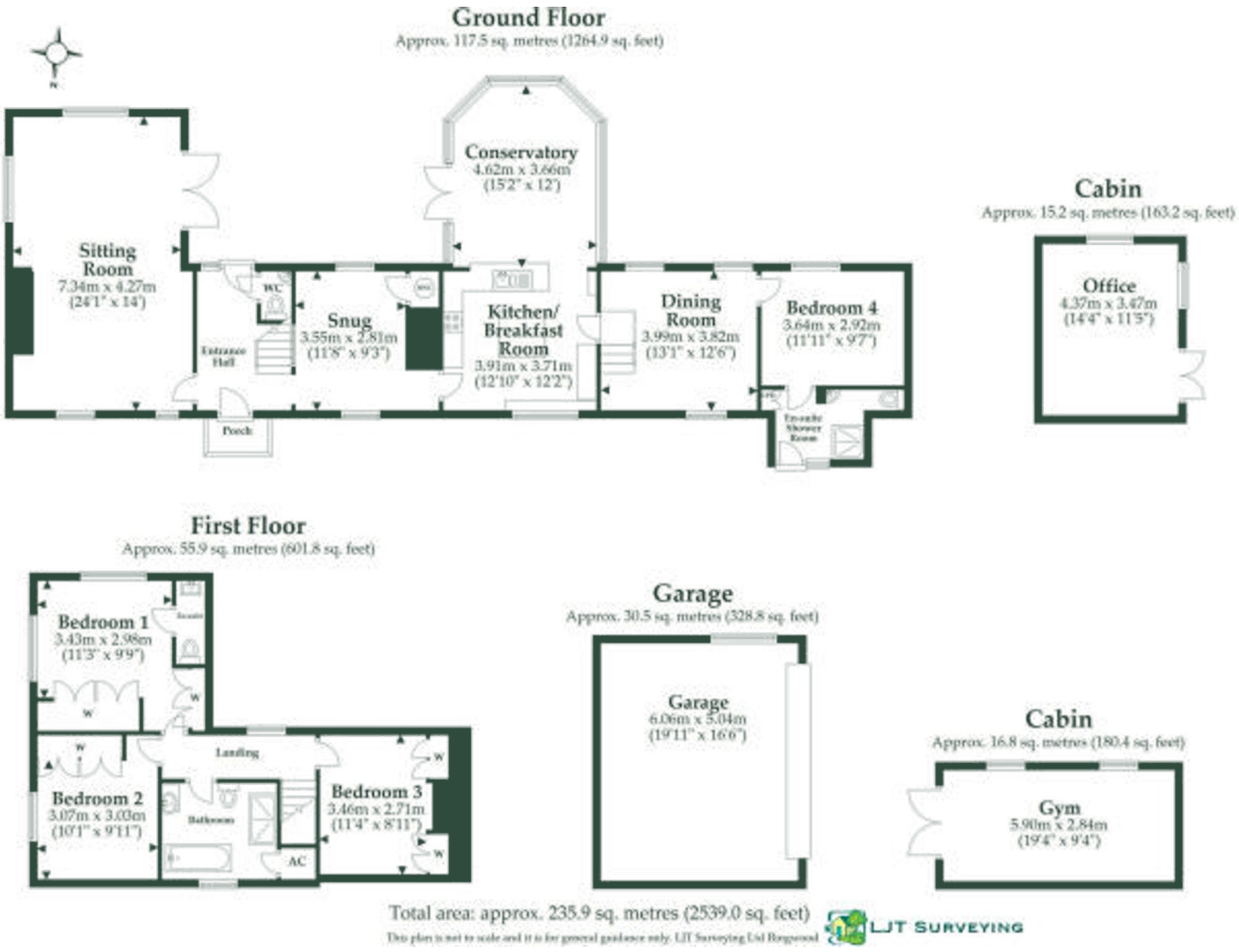
A separate timber workshop is currently used as a gym, with additional storage for the things that make an active country life work.

The detached double garage sits alongside generous driveway parking and turning space. Garden storage and a shed complete the picture.



A place for everything.

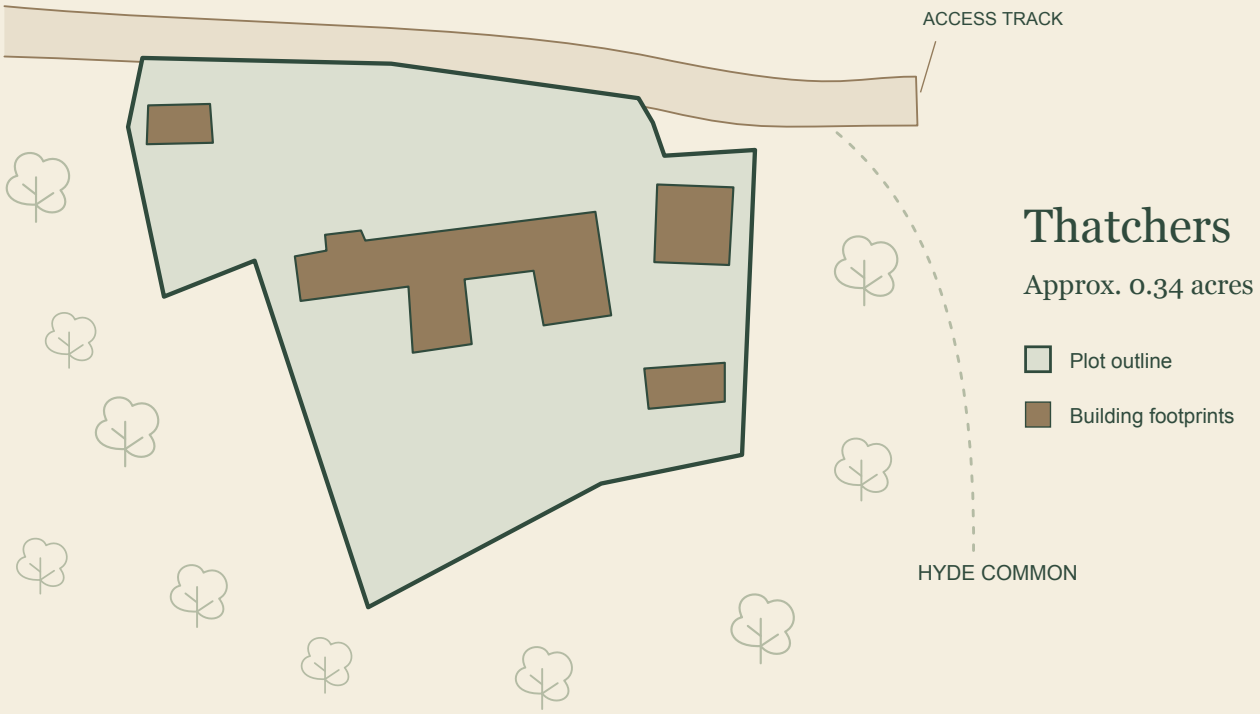
THE HOUSE & ITS OUTBUILDINGS



House approximately 173 m². Agent-supplied floor plan, including the outbuildings. All areas and dimensions are approximate; the plan is for identification only and is not to scale.

A setting of your own.

THATCHERS / HYDE COMMON



Illustrated from the agent-supplied site plan. Indicative outline and footprints only; not to scale or a legal boundary plan.

- Detached period cottage beside Hyde Common
- Four double bedrooms; two bathrooms
- Sitting room, snug, dining room and garden room
- Kitchen and breakfast room
- House approximately 173 m²
- Solar panels with 5.12kWh Hanchu battery and Lux head unit
- Plot approximately 0.34 acres
- Southerly landscaped rear garden
- Summerhouse currently used as an office
- Workshop currently used as a gym; double garage
- Rethatched in 2020
- Vortex treatment system installed May 2026
- EPC rating E (53)

THATCHERS / HYDE COMMON

A cottage beside the common.

A beautifully maintained, detached period cottage occupying an idyllic position adjoining Hyde Common, with direct access to the open New Forest. Offering four bedrooms and a wealth of character, the property combines the charm of a traditional country home with the comfort and versatility required for modern living with the added Benefit of solar and battery storage.

The cottage provides a generous range of light-filled reception spaces, enhanced by its southerly aspect. These include a well-proportioned principal sitting room, a cosy snug, a separate dining room and a delightful garden room overlooking the grounds. A ground-floor bedroom with en-suite facilities offers convenient and flexible accommodation, while the first floor provides three further bedrooms and the principal family bathroom.

The property has been carefully maintained and improved, including being rethatched in 2020. A new Vortex sewage treatment system was also installed in May 2026 at a cost of approximately £15,000.

Set within approximately 0.34 acres, the landscaped gardens lie predominantly to the rear of the cottage. Their gently sloping, southerly orientation provides attractive views towards Hyde Common and creates a wonderful setting in which to relax or entertain. The grounds include a paved patio, vegetable garden, kennel and garden shed.

A substantial summerhouse or cabin, currently used as a home office, provides excellent space for remote working or other recreational uses. Further outbuildings include a timber workshop presently used as a gym, together with useful storage. The property also benefits from a detached double garage.

The cottage is approached via an unmade gravel track, crossing a cattle grid and passing through an electric entrance gate. This opens onto a spacious gravelled driveway with ample parking and turning space for several vehicles.

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The setting and finer details.

Its exceptional position on the edge of Hyde Common makes the property particularly appealing to those who enjoy walking, horse riding and cycling, with the open forest accessible directly from the doorstep. Despite its peaceful rural setting, a range of local amenities is within walking distance, including Hyde Primary School, a garden centre, The Potting Shed café and The Foresters Arms. The nearby hamlet of Frogham also offers a popular public house and village hall.

The property is well placed for access to Salisbury, Bournemouth and Southampton via the A338 and A36. Mainline rail services to London Waterloo are available from Salisbury and Southampton Parkway, while Southampton and Bournemouth airports provide domestic and international connections.

This unique cottage offers an exceptional combination of period character, versatile modern accommodation and beautifully situated gardens in one of the New Forest's most desirable rural locations—an ideal home for families or anyone seeking a peaceful country lifestyle without sacrificing access to everyday amenities and transport links.

At a glance

- Direct Forest Access
- Idyllic Position Within The New Forest National Park
- Stunning Views From The First Floor Windows
- Beautiful Southerly Rear Garden
- Double Garage & Numerous other useful outbuilding
- Solar panels with 5.12kWh Hanchu battery and Lux head Unit
- Four Double Bedrooms
- Approximately 0.34 Acre Plot
- RE-THATCHED IN 2020
- New Vortex Sewerage system installed in May 2026.

EPC rating E · Council Tax Band G · Approximately 1,867 sq ft

Find Thatchers: ///brighter.issues.rewriting



COME AND SEE THATCHERS

Find your own rhythm.

A favourite chair. A new morning walk. A table with room for the people you love.
Come and discover how life here could feel.

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Useful links for your next move.

Explore Thatchers, research the area and plan your purchase. Click a gold button to open the relevant website.

Property Information Report

Further information about this home and its location.

Open property report >

Stamp Duty calculator

Use HMRC's calculator to estimate your Stamp Duty Land Tax.

Calculate Stamp Duty >

New Forest District Council

Council Tax and local services for the New Forest district.

Visit New Forest Council >

Hyde Parish Council

Parish information, community news and local facilities for Hyde and Frogham.

Discover Hyde parish >

Hyde Common and the area

Explore the Western New Forest Commons, including Hyde Common.

Explore the commons >

New Forest National Park

Visitor information, responsible enjoyment and National Park planning.

Explore the New Forest >

Schools and Ofsted

Find inspection reports for schools and childcare providers.

Explore Ofsted reports >

Broadband and mobile

Use Ofcom's checkers to explore broadband availability and mobile coverage.

Check connectivity >

Council and planning responsibilities vary by address. Please confirm school admissions with the relevant authority and Stamp Duty with your conveyancer. Online checks support your research; your solicitor and surveyor can advise on the property itself.

Anti-money laundering checks

Fells New Forest Property is required to carry out anti-money laundering identity checks on all buyers through our secure third-party service. A non-refundable fee applies per person and will be confirmed before payment is requested.

YOUR NEXT STEP

A personal introduction.

To arrange a viewing or talk through the finer details of Thatchers, contact Dan or Quentin. We would be pleased to show you around.



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Quentin Thatcher

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Photographs show selected views. Fixtures, fittings and furnishings shown are not necessarily included in the sale. This brochure does not confirm the condition, operation or compliance of services, appliances or installations; buyers should arrange appropriate enquiries and inspections. Please confirm inclusions, current availability and information important to your purchase with Fells before proceeding. Nothing here limits rights that cannot lawfully be excluded.