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South Gorley, New Forest, SP6 2PP

Set in an idyllic New Forest location, this exceptional Grade II listed property has been extensively and tastefully improved by the current owner. The impressive cottage sits centrally within its gorgeous grounds of around 0.75 acres, with views out over the green to the front, where visitors include ponies, donkeys and pigs (in pannage season September-November). It also benefits from commoner's rights.

We believe the oldest part of The Cottage dates back to the 1600s, with later additions in the 1700s. As a result, this fabulous home has bags of charm and character with a stylish and sympathetic modern twist.

The first floor features a beamed and studded landing, four bedrooms and a lovely family bathroom. Downstairs, the reception hall has a cobbled, stone floor and beamed/studded walls, leading to a wonderful, beamed sitting room with feature inglenook fireplace and log burner. There is also a crisp, contemporary ground-floor shower room and spacious utility room.

The kitchen/breakfast room has been carefully designed to complement the character of the property. It is fitted with a range of hand-painted, shaker-style units, with a mixture of granite and wooden worktops, a butler-style double sink and integrated dishwasher. Exposed floorboards and an inglenook-style fireplace with a log burner complete this versatile room.

Through an open arch from the kitchen/breakfast room is the double-glazed sunroom/conservatory. This bright and spacious room features travertine limestone flooring and breathtaking views across the gardens and the forest beyond.

The property further benefits from oil-fired central heating and a security alarm system.

Set in the grounds is a fabulous timber-framed summerhouse, ideal as guest accommodation. It offers a stylish living space, kitchenette and modern shower room. The garden is mainly laid to lawn with mature trees, shrubs and flower beds and a small orchard. There is also a detached double garage with inspection pit and storage, in addition to an attached workshop with power and light.

Services Mains water and electricity. Private drainage. Mains electricity to the garage and shed. Oil fired central heating to the house. Electric heating to the summer house. COUNCIL TAX BAND: G







The Cottage, South Gorley, Fordingbridge

Approximate Gross Internal Area :- 187 sq m / 2010 sq ft

Studio Approximate Gross Internal Area :- 28 sq m / 300 sq ft



FLOOR PLANS SOUTHERN Ltd © 2010
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This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboards / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions related upon them.





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