



Cobbins | Linbrook | Ringwood BH24 3LD

**WOOLLEY
& WALLIS**

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Asking price: £3,495,000

Beautifully presented country home, refurbished throughout with a stunning open plan kitchen/family area spanning the rear of the property including its very own wine cellar. Set in gardens & paddocks of approx. 3.5 acres, south-westerly terrace overlooking Linbrook lake.



The Situation:

Cobbins is situated in the hamlet of Linbrook just a mile from the popular market town of Ringwood which has much to offer in the way of amenities, including numerous country pubs & restaurants, boutique shops, a David Lloyd Health & Leisure Club & a local Post office and is host to much sought after educational establishments. In the New Forest National Park giving access to acres of moor, heath and woodland offering a wide range of pursuits such as cycling, walking, riding & fishing. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) & the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.

Interior:

Zoned under-floor heating throughout the ground floor and CAT 5 cabling throughout the property. The light and spacious hallway floor is laid with "Artisan of Devises" encaustic tiles with an Oak staircase to the first floor.

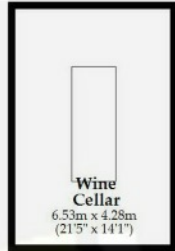






Basement

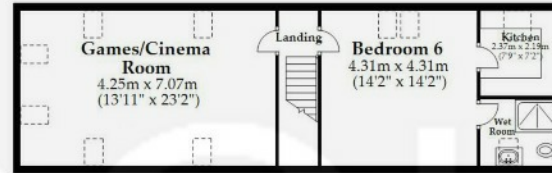
Approx. 27.9 sq. metres (300.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

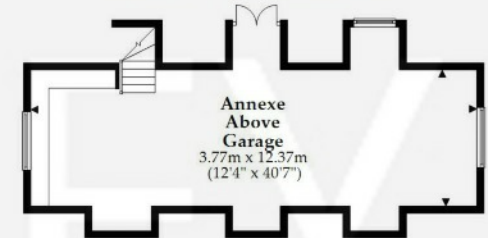
Second Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



Outbuildings

Approx. 159.6 sq. metres (1718.0 sq. feet)



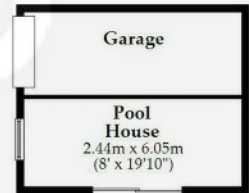
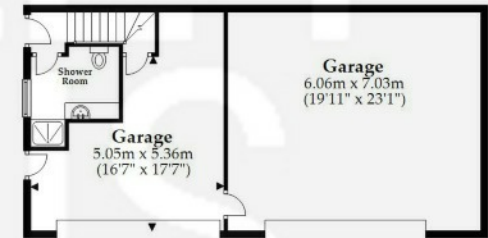
Ground Floor

Approx. 245.8 sq. metres (2645.8 sq. feet)



First Floor

Approx. 224.0 sq. metres (2410.9 sq. feet)



Total area: approx. 721.3 sq. metres (7764.0 sq. feet)

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



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2023.





Door leading to the utility/boot room, housing the 'Megaflow' hot water tanks leading to a wet room .

The stunning kitchen/breakfast room has large format French limestone floor tiles. Base and wall hand painted wooden units with granite worktops. Integrated appliances including 2 dishwashers, combination ovens, electric oven and five ring gas hob. A four-oven gas Aga and inset ceramic sinks with vegetable preparation sink. French patio doors leading to the conservatory overlooking the rear parkland gardens. The triple aspect living room has a feature stone fireplace with a 'Chesneys' wood burner. Two sets of French patio doors leading to the raised terrace. The sitting/dining room has a feature cast iron fireplace with hand-made Oak herringbone flooring which continues into the family room. Double aspect family room with a feature 'Chesneys' wood burner and french doors leading to the rear gardens.

The basement houses the beautifully appointed wine cellar with reclaimed farmhouse-brick walls and recessed wine racks.

The Oak staircase leads to the landing with vaulted ceilings to the East wing. Door to the master bedroom with walk-in wardrobe, dressing room and en-suite bathroom.

Bedrooms two, three and four are doubles with en-suite bath/shower rooms. Fitted with 'Burlington' suites, free standing baths or rainfall showers. Chrome heated towel rails and encaustic tiling. The family bathroom has a free standing bath and separate shower.

A further oak staircase leads to the second floor to bedroom six with a kitchenette and en-suite shower room. Adjacent to a games/cinema room or 7th bedroom with velux windows.



Exterior:

The property is approached through double gates to a large drive with parking for numerous cars. The double garage complex has twin electric doors,









one garage bay housing a shower room (accessed externally) A staircase leads to the first floor which is open plan with a kitchenette area. Set within approx. 1.5 acres of beautiful parkland style gardens mainly laid to lawn bordered by Rhododendrons and trees providing privacy. With a south-westerly terrace enclosed by balustrade, overlooking Linbrook Lake ideal for alfresco dining.

The recently refurbished heated pool has a pool house surrounded by a patio and seating area. Across the lane a five bar gate gives access to a paddock of approx. 2 acres enclosed by post and rail fencing.

Services: Oil central heating, gas tank, mains water & electric. Private drainage

Council Tax Band: H

Local Authority: New Forest District Council

EPC Rating - Current; 67D **Potential;** 73C

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T:











23 High Street | Ringwood | Hampshire | BH24 1AB
01425 482380 | Ringwood@w-w.co.uk
www.w-w.co.uk

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