
GRAYLANDS COTTAGE NEW FOREST



Photo: HELEN RENOUF

Forester's cottage with spectacular views over shallow New Forest Valley.

"We were welcomed by donkeys, entertained by ponies, and mesmerised by nut hatches., robins and tits in the garden...we have had a thoroughly relaxing time in the extremely comfortable, warm cottage, the views of the woods and fields from the back are simply beautiful."

Nov 2019

"The cottage is perfect. Quirky, comfy and clean. Well kitted out & I just brought everything else we needed to accommodate a disabled, fussy cook, a disabled partner, 2 Labradors and an escape artist dachshund!! Holidays for us can range from 'hit & miss' to 'absolute disaster', & this has been perfect. We will definitely be back. Regularly!!"

June 2019

"We had a superb family break in your lovely cottage. We found the cottage to be a perfect location and very well equipped. Would love to come back..."

Jan 2019

"Group of 4 girls enjoyed a lovely weekend, exploring the New Forest, walking, visiting pubs and some shopping in Salisbury. Loved the log fire evenings and wild animals in the mornings."

Dec 2018

"What an amazing week. None of us can quite believe what we have all seen, done and experienced! My mum has had the best 70th birthday she could wish for. The children have explored and played and been on an adventure each day! Such a wonderful week!"

Feb 2017

"Graylands Cottage is the ideal accommodation for people of any age or ability. It was extremely comfortable and the location is incredible. Close enough to a lovely village and the coast, and yet the peace and quiet is unbelievable. The New Forest has lots to offer for any interest from walking or cycling to visiting Country Houses etc. Without doubt I would recommend Graylands Cottage to anybody."

Sept 2016

Bookings and Enquiries

Call Ian or Tina Bruce, tel 07967 007 642

Or email hellograylands@gmail.com

Or write to Ian Bruce, Ormond House Cottage, Ormond Rd, Richmond TW10 6TH

Three quarters of people who stay like it so much that they book again – with two families in their 14th year now!

Short breaks are available out of season. Graylands comfortably sleeps up to 8 people, but we offer a 10% discount for bookings of only two people.

Cottage Details

Graylands Cottage, New Grounds, Godshill, Hampshire SP6 2LJ
Cottage Tel: 01425 655 685 (do not book via this number)

Graylands has been our family's cottage for over 40 years. It is a delightful forester's cottage with some beautiful original features (including a huge brick hearth and old ceiling beams).

The cottage sits in its own ¼ acre garden with apple trees and a spring-flowering magnolia. It is ideally suited for families and dog owners, but we offer a 10% discount for bookings of only two people (Graylands sleeps up to 8 people comfortably, but a couple on their own will also feel snug. Tina and I often go on our own).

Downstairs is a vintage-feel kitchen with modern facilities, complete with Butler sink, patterned floor tiles and antique table. A modern extension provides a big open plan dining and sitting area, featuring large picture windows with panoramic views across a magnificent shallow New Forest Valley - nothing but fields and forest heathland in sight. You'll be spoilt for encounters with the birds, deer, and other wildlife. Upstairs are charming bedrooms with an old world atmosphere. Graylands Cottage also has two downstairs bedrooms, accessible without steps, and a downstairs shower room and W.C.

The New Forest literally starts at the gate with paths going in all directions (also to pubs/restaurants).

The spectacular Jurassic Coast and fossil beaches are just 40 mins drive away. Within 25 miles is Stonehenge, Salisbury, Beaulieu, Paulton's Park and Peppa Pig World, Lymington (ferry to Isle of Wight), Christchurch/Bournemouth, Dorset.

The cottage has WiFi, phone and T.V.
70% of visitors re-book.

The google map link below shows Arniss Riding Stables, and Sandy Balls holiday village (which has a small supermarket): <http://ow.ly/nQN5303DHt1>



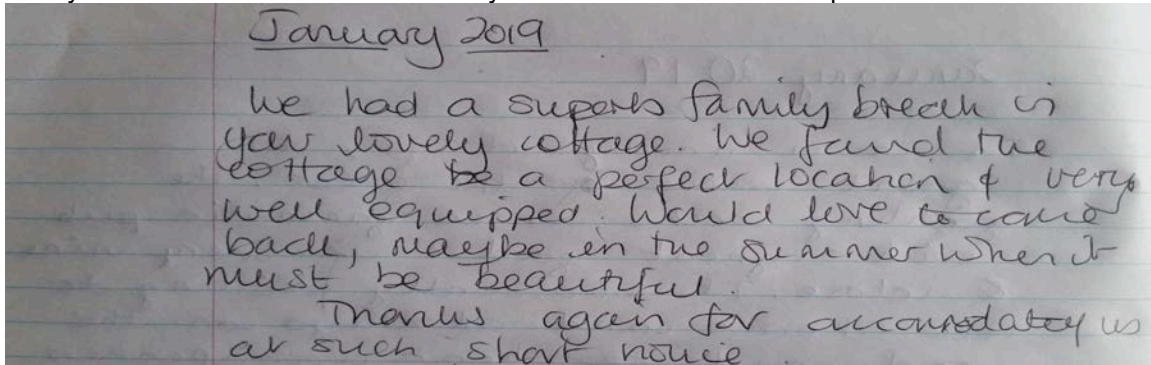
"What a fabulous cottage for a 50th birthday celebration – three generations of humans, plus two generations of Labradors!"

November 2014

Attractions

Just to sit looking out of the window or in the garden restores the soul! One visitor counted approaching 100 different species of bird. Deer come to graze in the field below. You can wander into the forest along easy paths, or walk hard and hardly see anyone for miles even in the height of summer. Country pubs await you at the end of 4mile, 3mile, 1.5mile, and 0.5mile walks, or by road. ½ mile down the lane is a brook, ideal for picnics and for children to paddle and build dams.

The quiet lane from our cottage forecourt provides a ½ mile wheelchair accessible walk through woods and heath (with one incline). In addition there are other wheel chair accessible walks in Sandyballs Estate and Godshill Wood. If you would like to know more please contact us.

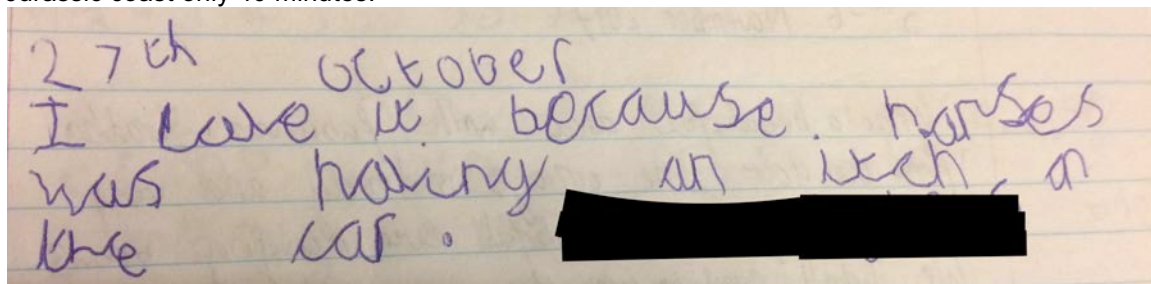


Arniss Riding stables, catering for all standards including beginners, are 10 minutes walk across field paths or 5 minutes by car. The Hampshire Avon is only 2 miles away (permits can be obtained for fishing on river and lakes).

Passing within a 15 minute walk of our cottage is the New Forest Tour Bus (Hop on Hop off) which circles the northern half Of the New Forest. The Bus runs from end June through to mid-September (approx. hourly). www.thenewforesttour.info

We enjoy walking through Pitts Wood to the Royal Oak at Fritham with its real ales. On a summer's evening you can stroll a mile to the Forester's Arms in Frogham.

Near is Godshill Pottery, historic Breamore House and the attractions of Salisbury including Stonehenge. Water skiing South Gorley lakes is only 7 miles away. Highcliffe Castle with its attractive beach is only half an hour's drive away, and Bournemouth, Christchurch and Dorset's Jurassic coast only 40 minutes.



Beaulieu with Lord Montagu's world famous motor museum and Bucklers Hard with its maritime museum are easily reached. A day trip to the Isle of Wight is fun, by car to Lymington and then by ferry to Yarmouth with its historic village and castle atmosphere. Winchester isn't far away, nor is Romsey with Broadlands – the home of the late Lord Mountbatten – which is open to the public.

There are also locals restaurants ranging from the *Haute Cuisine* of the Three Lions, to the Indian Restaurant in Fordingbridge, or the excellent snacks at the High Corner Inn buried in the heart of the forest along a one mile gravel road. The Fighting Cocks pub serves reasonably priced meals if you want a break from cooking, and is a lovely walk up the lane.

Other sources of information include the New Forest National Park website (a wealth of information about walking, cycling and other activities): <http://www.thenewforest.co.uk>
You can find local events here: <http://www.exploretthenewforest.co.uk/WhatsOn.htm>

Accommodation

Five bedrooms (Graylands sleeps up to 8 people):

- Number 1 (first floor) has double bed, basin and balcony.
- Number 2 (first floor) has one double bed.
- Number 3 (first floor, small) has two bunk beds
- Number 4 (ground floor) has a 4ft single and an accessible bathroom next door (no hand rails or shower seat, but plastic chairs are available)
- Number 5 (ground floor) has a 3ft 6inch single with disabled access lavatory and basin en suite



Living Room/Dining Area

An L shaped living/dining room approximately 25ft x 10ft plus 10ft x 10ft; the former contains the panoramic windows and the latter has wooden beams with the original wood burning fireplace.



Kitchen

The kitchen is approximately 12ft x 13ft decorated in the old style but with fridge/ freezer, electric stove, and toaster. There is no washing machine or washing up machine (laundrette one mile away in Sandy Balls Park) or hand wash and dry on a line hung between 2 apple trees!



Three bathrooms:

- ground floor wet room with lavatory, basin, shower, heated towel rail. This bathroom/shower is accessible for wheelchairs. It does not have handrails or a shower seat, but plastic chairs are available. It is adjacent to Bedroom Number 4 (ground floor)
- first floor family bathroom with bath, lavatory and basin.
- ground floor lavatory and basin (disabled access, ensuite to Bedroom 5)



What you need to know

Blankets/duvets and pillows are provided but sheets, pillow cases, towels and tea towels are not.

We can provide them but **only on request in advance** for an extra charge of £30 per bed per let

Therefore you need to bring your own sheets and/or duvet covers, pillow cases, towels and tea towels please.

All crockery and utensils provided, and so are maps, guide and history books

There is a full range of shops in the small riverside town of Fordingbridge (2 miles away, accessible by car or by walking through the fields). A small supermarket is open 7 days (one mile away in Sandy Balls Holiday Village – can be reached by road or 15 minutes by footpath through fields). Some national supermarkets will also deliver online orders. We encourage everyone you to support local business and the environment by buying where you see the New Forest marque - a brand developed to promote local enterprise and in addition reduce food miles and the carbon footprint. Local suppliers can be found at <http://www.newforestproduce.com>

There is a telephone (01425 653098) which can receive incoming calls and make outgoing calls paid for on a trust system.

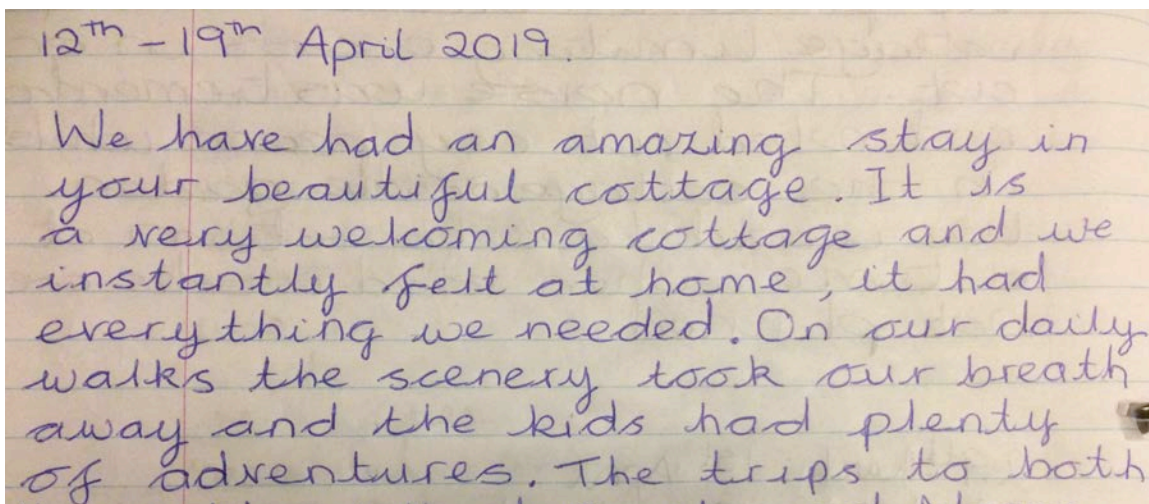
We welcome dogs but would ask you to help our cottage organiser and subsequent guests by carefully hoovering all areas where they may have left hairs, and clearing poo from the garden.

There is parking for up to three cars in the forecourt.

WiFi is available. The Wriiss key is on the removable tab in the BT 3.0 router. This WiFi service is reliable but is not guaranteed as part of your stay, and occasionally runs slow.

Services

Heating is all electric thermostat radiators except the two bedrooms in the new extension and the three bathrooms/WC where the radiators are driven by an oil-fired boiler in the kitchen. There is a log fire in the original hearth in the sitting room. Logs are available to purchase at cost via an honesty box system. Dustbins need to be out for **early** Fridays.



Location (and planning your journey)

Graylands is on the New Forest side of Godshill, 9 miles Ringwood and 12 miles from Salisbury; half a mile down a dead country lane (virtually no traffic) which leaves the B3078 opposite the Fighting Cocks Pub 2 miles east of Fordingbridge.

Driving from London, M3 onto M27 in a Westerly direction. Come off at Junction 1 and take the B3078 to Fordingbridge, but turn left approximately two miles short opposite the Fighting Cocks pub, following a sign to 'Newgrounds Only'. Go down this lane for approximately half a mile. Graylands Cottage is on the right hand side of the first sharp left hand bend. You will see the name above the door in the porch:



The ConnectingWiltshire website is helpful when planning a journey without a car, and so is MyJourneyHampshire:

<http://www.connectingwiltshire.co.uk/plan-a-journey/>
<http://myjourneyhampshire.com/journeyplanner/>

You can reach Graylands Cottage from Ashurst Station (New Forest), Salisbury Station or Brockenhurst Station. They are all within 12-16 miles of the cottage, and if you cycle from Ashurst or Brockenhurst station some sections of your journey will include beautiful off-road cycle tracks through the forest.

Bikes can be safely stowed in our locked barn by prior arrangement.

As part of the New Forest's efforts to ensure it is a "green" destination, guest bookings where no-one comes by car (nor uses one during their stay), are entitled to a 5% discount.



"Thank you for another thoroughly enjoyable Christmas Week at Graylands. It is such a wonderful opportunity to be surrounded by wildlife in this beautiful setting by four generations of us!"
December 2015

Rates

Guests can arrive from 4.30pm on **Friday** and must leave by 11.00am the following **Friday**.

The easiest way to check rates and current availability, is to visit our calendar:
http://www.independentcottages.co.uk/new_forest/graylands-cottage-ref3264#availabilityCal

Out of season weekends are available at 75% of the weekly rates. Our rates at a glance are:

2020

Week commencing: 03-Jan	£498		03-Jul	£930
10-Jan	£498		10-Jul	£960
17-Jan	£498		17-Jul	£1,530
24-Jan	£498		24-Jul	£1,620
31-Jan	£498		31-Jul	£1,620
07-Feb	£591		07-Aug	£1,620
14-Feb	£630		14-Aug	£1,620
21-Feb	£591		21-Aug	£1,620
28-Feb	£530		28-Aug	£890
06-Mar	£530		04-Sep	£810
13-Mar	£530		11-Sep	£810
20-Mar	£530		18-Sep	£810
27-Mar	£560		25-Sep	£810
03-Apr	£780		02-Oct	£810
10-Apr	£990		09-Oct	£810
17-Apr	£750		16-Oct	£810
24-Apr	£660		23-Oct	£750
01-May	£690		30-Oct	£590
08-May	£690		06-Nov	£590
15-May	£690		13-Nov	£510
22-May	£777		20-Nov	£510
29-May	£720		27-Nov	£510
05-Jun	£792		04-Dec	£510
12-Jun	£792		11-Dec	£510
19-Jun	£792		21-Dec	£1,620
26-Jun	£870		28-Dec	£1,620

Terms

One third of the rental is due on booking. The down-payment is refundable if cancellation takes place within 2 weeks of booking. All our guests are very good at leaving the cottage as they find it, for which we are very grateful because it is our family cottage too.

The remaining two thirds of the rental is due 6 weeks before arrival. On receipt of this the keys will be posted to you approx one week in advance.

After your holiday, please post the keys back to Prof I Bruce, Ormond House Cottage, Ormond Rd, Richmond, Surrey TW10 6TH. **Please do not leave your keys at the cottage.**

Cheques should be made payable to: Graylands Cottage

Please post to: Prof I Bruce, Ormond House Cottage, Ormond Rd, Richmond, Surrey TW10 6TH

Bank transfer details: Account name "Professors IW and AC Bruce re Graylands Cottage"
Account number 802 451 94, sort code 20 10 53

For international transfers: **SWIFTBIC** is BARCGB22 and **IBAN** is GB13 BARC 2010 5380 2451 94

Please reference the payment with the surname of the person making the booking, and the date of the first day of your holiday. For example, if Ben Bloggs booked but Jane Jones is paying for the week commencing 10 August, the booking reference would be Bloggs10.

Please email hellograylands@gmail.com to say you have transferred, and confirm the amount.

Discounts

- Guests who stayed prior to the building of the new extension and price restructuring in 2005 are entitled to 10% discount
- Bookings where only two people are staying, attract a 10% discount
- As part of the New Forest's efforts to be a "green" destination, guest bookings where no-one comes by car (nor uses one during their stay), are entitled to a 5% discount.

Access Policy

We welcome as many people as possible to Graylands Cottage. We regularly have families and groups including people with learning disabilities. We can accommodate wheelchair users, although we don't recommend that the cottage is suitable for independent stays. If you would like to have a conversation about any aspects of the cottage's accessibility, please just give us a call.

Our ground floor has 2 single bedrooms as well as one accessible en suite WC with handrails, plus an accessible shower/wetroom with toilet (no handrails). There is no shower seat, although plastic chairs are available for seated showers.

There are no steps into or on the ground floor. Some doorways have small lips on the threshold, and some doorways are less than 750mm wide so (depending on your wheelchair) you may need to circumvent them (this is possible by taking a different route through the cottage). Our external patio, looking out over a stunning view, is (accompanied) wheel chair accessible via a ramp.

As with any old property, despite modernisation there are hazards which include steep narrow stairs to the 1st floor, uneven flooring, and a spacious garden with wild plants including some brambles, stinging nettles and potentially poisonous plants such as foxgloves. (But that means we normally have lots of butterflies!).

Of course you visit Graylands Cottage at your own risk, but if you let us know about any special requirements we will do our best to accommodate them.

Complaints Policy:

The last serious complaint we had was in our first year, 1987! But problems can arise from time to time which we rectify as soon as possible (e.g. an electric fire breaks, or the kettle goes 'phut'). To report a problem or make an initial complaint, please contact Mandie Bowles who looks after our cottage. Please ring her on 01425 653 321 or walk down the lane 100 yards to her cottage (Hills Corner Cottage). If this does not resolve matters, please ring me (Ian Bruce) on 07967 007 642 or email me at hellograylands@gmail.com and I will sort things out to your satisfaction.