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## GRAYLANDS COTTAGE NEW FOREST



Photo: HELEN RENOUF

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

*"Fresh out of lockdown! Wonderful to be out here after several weeks London lockdown... The place is extremely clean!"*  
*July 2020*

*"We had a lovely stay. It is charming, quirky and homely... The ponies & donkeys come up to the door. The kitchen is well equipped and it was lovely to see out into the garden while having breakfast and dinner. It is pleasantly remote, but easy to find and all amenities nearby. We came home a little early due to Corona virus, but will be back! It was a pleasure to speak to Ian about arrangements, he was friendly, welcoming and informative ... Thank you, it was brilliant!"*  
*March 2020*

*"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*

*"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

Email [hellograylands@gmail.com](mailto:hellograylands@gmail.com)

or call Ian or Tina Bruce, tel 07967 007 642

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.

**There is more info about our COVID arrangements on page 5**

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

## 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 beach is 35 minutes drive

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

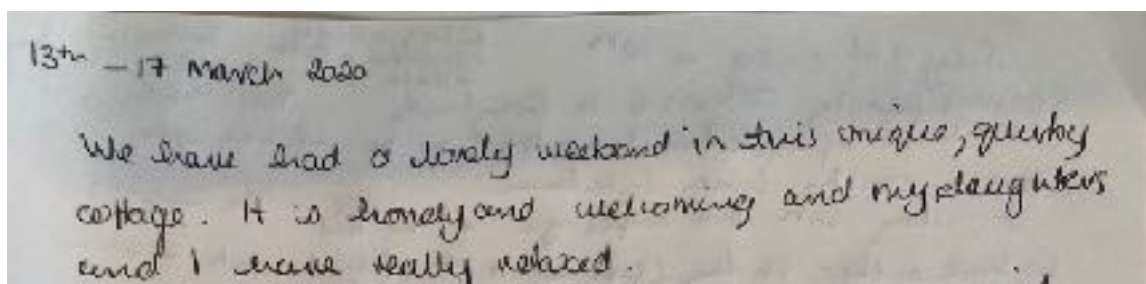
You can search google maps for nearby Arniss Riding Stables, and Sandy Balls holiday village (which has a small supermarket).



## 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.

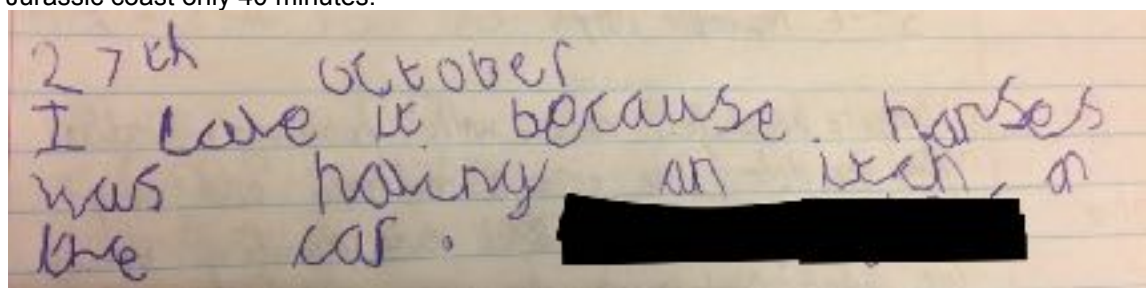


Anniss Riding stables, catering for all standards including beginners, are 10 minutes walk across field paths or 5 minutes by car. The Hampshire Avon is only 2 miles away (permits can be obtained for fishing on river and lakes).

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](http://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>

## 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

### **COVID-19 update:**

**Due to COVID-19, please bring your own sheets, duvets, pillows, towels and tea towels. We cannot deep clean these items in the changeover time available. All your mattresses will have freshly laundered mattress covers on them. If you would like more details just ask.**

**We have increased the time we need to clean between guests, and employed a second cleaner since it is now a two person job. Thank you for your understanding with our new arrival / departure times (arrival 5.30pm or later Friday, departure by 10.00am sharpish following Friday – to help Mandie get the extra cleaning done)**

All crockery and utensils are provided and will have been carefully washed by Mandie, who looks after our cottage.

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. More information can be found at <http://www.newforestproduce.com>

There is a telephone (01425 655 685) 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.

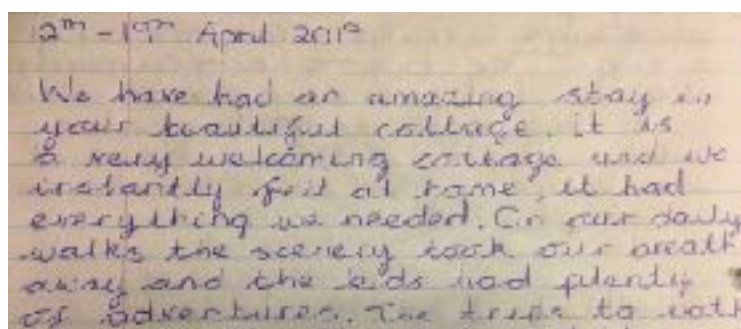
There is parking for up to three cars in the forecourt.

WiFi is available. The Wi-Fi 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.

There is a basic TV and a basic radio/cd player

## 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!"*

## Rates

Guests can arrive from 5.30pm on **Friday** and must leave by 10.30am the following **Friday**.

**People who have stayed prior to 2021 and are returning are entitled to a 15% discount on the prices below**

**Bookings where only two people are staying are entitled to a 10% discount**

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](http://www.independentcottages.co.uk/new_forest/graylands-cottage-ref3264#availabilityCal)

Out of season weekends are available at 75% of the weekly rates. Our 2021 rates at a glance are:

08-Jan	510		09-Jul	1320
15-Jan	680		16-Jul	£1,710
22-Jan	680		23-Jul	£1,950
29-Jan	680		30-Jul	£1,950
05-Feb	840		06-Aug	£1,950
12-Feb	840		13-Aug	£1,950
19-Feb	840		20-Aug	£1,950
26-Feb	750		27-Aug	£1,950
05-Mar	750		03-Sep	£1,050
12-Mar	750		10-Sep	£1,050
19-Mar	750		17-Sep	£1,050
26-Mar	960		24-Sep	£1,050
02-Apr	1260		01-Oct	£990
09-Apr	1260		08-Oct	£990
16-Apr	960		15-Oct	£990
23-Apr	960		22-Oct	£1,240
30-Apr	1050		29-Oct	£850
07-May	990		05-Nov	£850
14-May	990		12-Nov	£750
21-May	990		19-Nov	£750
28-May	1080		26-Nov	£750
04-Jun	1080		03-Dec	£750
11-Jun	1080		10-Dec	£750
18-Jun	1080		22-Dec	£1,950

25-Jun	1140		29-Dec	£1,950
02-Jul	1230			

## 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: Ian Bruce re 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 Bloggs1008  
Please email [hellograylands@gmail.com](mailto:hellograylands@gmail.com) to say you have transferred, and confirm the amount.

**Credit Card:** You can also pay the deposit and final payment via credit card. Please enquire when booking

## Discounts

- Guests who have previously stayed, and are returning in 2021, get a 15% discount on 2021 prices.
- 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 gentle slope.



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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 gravel bridle way** 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](mailto:hellograylands@gmail.com) and I will sort things out to your satisfaction.

**20201130**