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## GRAYLANDS COTTAGE NEW FOREST



Photo: HELEN RENOUF

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

*"On the very first page of this visitor's book my mum wrote an entry after spending a week here! We haven't been back since then until now, but we did come for many years when I was between the ages of 2-10 (now 23!). Thanks for another great week, re-sparking childhood memories."*  
*July 2023*

*"This must be our 20<sup>th</sup> year coming to Graylands. Our children have grown up and now we have been bringing our grandson for the last 6 years, and each year he has enjoyed it more. He loves seeing the horses, donkeys and deer."*  
*June 2023*

*"Thank you for letting us stay in your beautiful cottage. We enjoyed our week at Graylands so much that we would like to book for the same time next year... Do you take bookings this far in advance?"*  
*June 2023*

*"We have been coming to Graylands Cottage with our family many times since our daughter was 2 years old. She's now 24 years old and she is expecting her first child (and our first grandchild). She wants her baby's first holiday to be in a place that she truly loves, and that is of course, Graylands"*  
*May 2023*

*"This is an amazing place, lovely setting, cottage has loads of character and is super clean / well prepared. Thank you, no wonder people keep coming back again and again"*  
*May 2023*

*"Lovely week...including 2 year old twins who loved running round and round in circles through sitting room and kitchen. Enjoyed exploring the area and finding accessible tracks, pubs etc. Graylands itself as well as the local Fighting Cocks pub excellent with a wheelchair."*  
*Feb 2023*

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## Bookings and Enquiries

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

or call Hannah Bruce, 07946 134 076

Or write to Hannah Bruce, 258 Amhurst Road, London N16 7UP

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 15% 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 15% discount for bookings of only two people (Graylands sleeps up to 8 people comfortably, but a couple on their own will also feel snug. My partner and I love going 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.

We have installed an electric vehicle charge point on the side of the cottage. There is parking for 3 cars on the forecourt.

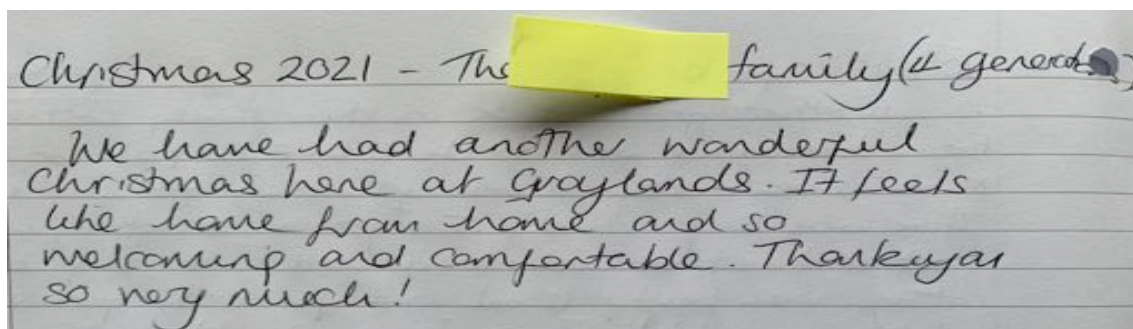
You can search google maps for nearby Arniss Riding Stables, and Sandy Balls holiday village (which has a small supermarket). Wood Green Community Shop is 2.5 miles away.



## 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.

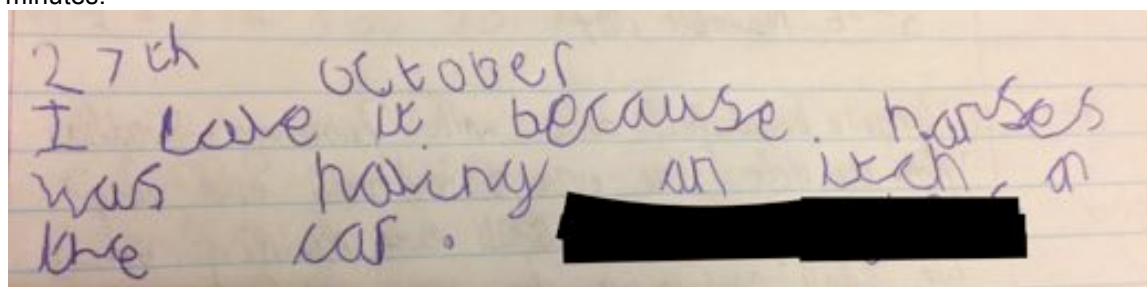


Amniss Riding stables, catering for all standards including beginners, are 10 minutes walk across field paths or 5 minutes by car. The Hampshire Avon is only 2 miles away (permits can be obtained for fishing on river and lakes).

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 historic Breamore House and the attractions of Salisbury including Stonehenge. Water skiing at 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. The Fighting Cocks pub serves reasonably priced meals if you want a break from cooking, and is a lovely walk up the lane. Hockeys Farm shop and café is approx. 3 miles away in South Gorley.

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 a shower chair is available). N.B. This room is not wheelchair accessible due to the width of the doorway.
- Number 5 (ground floor) is wheelchair accessible, and 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 (launderette 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)



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## **What you need to know - COVID-19 update:**

**We now provide bedding, bed linen and towels.** For previous guests, this is a change since we haven't provided linen in the past. Of course, if you feel more comfortable bringing your own bedding, you are welcome to do so - please simply move our supplied bedding into cupboards/shelves should you not wish to use it. **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)**

Like other insurers, ours have advised us that our public liability insurance does not cover C Virus. We wanted you to know this because you will be coming to us at your own risk. This will be the same at other places.

**Please follow government advice regarding COVID. We strongly recommend that holiday makers take out travel insurance to cover themselves in the event of them needing to cancel due to sickness or the need to self-isolate, as we do not refund if this occurs.** There are a number of insurance companies that provide this type of cover.

**However, if there is a further government lockdown which forbids you coming, I shall return all your money including the deposit.**

## **Services**

We recently overhauled our central heating, with a new boiler and radiators throughout the cottage. **We appreciate your thoughtfulness in saving energy, due to the cost of living crisis. Our cottage prices are all-inclusive, so we appreciate your support with keeping costs down.** 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. Rubbish needs to be bagged and out in the dustbins **early** on Fridays.

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). Wood Green Community Shop is 2.5 miles away. 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. Part of our spacious parking area is muddy when it is wet. We recommend parking between posts 1 and 2 unless you have 3 plus cars

WiFi is available. 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

## 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. The cottage is on the first sharp lefthand bend down the lane. Google maps is not very specific!

The address is Graylands Cottage, Newgrounds, Godshill, Fordingbridge, SP6 2LJ

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 10am the following **Friday**.

**Bookings where only two people are staying are entitled to a 15% discount (since this reduces our linen costs)**

## 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 code for the keysafe will be sent to you approx one week in advance.

After your holiday, please replace the keys in the keysafe.

**Graylands is a family cottage, and I help my parents manage the cottage. For this reason, the details for payment differ depending on your method – apologies for any confusion but please pay careful attention to the name on the accounts below!**

**Cheques** should be made payable to my father: **Ian Bruce**

Please post cheques to: Hannah Bruce, 258 Amhurst Road, London N16 7UP

**Bank transfer details:** Account name **AC Bruce**

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

- Bookings where only two people are staying, attract a 15% discount (since this reduces our linen costs)
- 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 including one with an accessible en suite WC with handrails. The ground floor also has an accessible shower/wetroom. There is a shower seat that we can make available on request (but no handrails in the shower). The wetroom is wheelchair accessible.

If anyone in your party uses a pusher or Zimmer, it may be useful to know that the floor surfaces are a mixture of tiles and carpet – therefore you may wish to consider bringing a pusher with brakes or a Zimmer with two wheels and two legs.

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) wheelchair accessible via a gentle slope.

The parking area is gravel. If access via the front door is constrained, you can drive a car in through our gates and align it closely with the downstairs single bedroom for access. We have a ramp that may help with this, available on request.

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 (Hannah Bruce) on 07946 134 076 or email me at [hellograylands@gmail.com](mailto:hellograylands@gmail.com) and I will sort things out to your satisfaction.

