

Gorse Cottage Balmer Lawn Road Brockenhurst

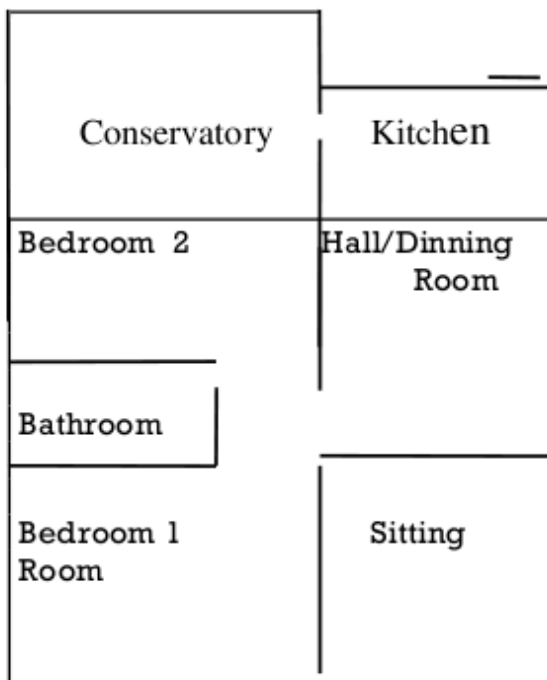




Gorse Cottage is situated one mile from the popular village of Brockenhurst in the heart of the New Forest. The cottage is about one mile from the main line station which connects London and Bournemouth. It has the open forest in front and fields behind, with houses on either side. Ponies, donkeys, pigs and deer are often to be seen outside the gate. It is a lovely spot for walking, cycling and anyone who wants to enjoy the countryside, yet offering all the amenities of a holiday area.

Gorse Cottage is a small cottage-bungalow with a garden in front and a secluded back garden overlooking fields. Riding stables and bike hire shops are in the area. We do welcome well-behaved dogs. Please note that dogs are not allowed in the bedrooms, the bathroom and on the furniture.

Gorse Cottage sleeps four people.



Each year we have made improvements to Gorse Cottage trying to make it that bit more comfortable for our guests and ourselves to visit.

An air filtration system by Baxi changes the air and eliminates smells, recommended for asthma and hay fever sufferers.

Entrance/Dining Hall has been made into a larger room with vaulted ceiling and roof windows. It has a wood burning stove for colder days, comfortable easy chairs, smoked glass table and chairs, television, video, DVD and audio system with surround sound. Cupboard with full range of fine china and glass.

The Sitting Room is double aspect with French windows onto the front garden. It is furnished with armchairs, new comfortable sofa, small tables, television and video. All the curtains have been designed and made by the interior design company Claire Rose of Brockenhurst. A payphone is available in this room, along with wi-fi access which is available for a small fee.

The Conservatory, is equipped with cane glass table and chairs as well as easy chairs in which to enjoy the garden. We grow some plants in this warm sunny room. It is connected both to the kitchen and bedroom 2 with patio doors.



Bedroom 1 Both bedrooms have been designed and fitted by furniture makers "Strachan" This one is in "Cotswold" and has a super king sized bed. Linen and duvets are supplied for both rooms.



Bedroom 2 has patio doors onto the conservatory. Strachan have designed a bed room in "valley maple" for one or two which can easily be converted into a study or sitting area if the beds are not required. A television is available in this room for watching DVD's



Bathroom The luxury bathroom was installed recently. Although small (it is for one person at a time) it has marble topped vanity unit, Villeroy Boch basin and toilet, and a luxury Armanath/Bronte whirlpool bath and shower. It is tiled in Villeroy Boch pacific tiles.

Kitchen

This was installed in 1998. A patio door leads into the conservatory from the kitchen. It has white units with a full range of facilities including

- self cleaning oven
- halogen hob unit
- dish washer
- microwave
- sandwich maker
- fridge, plus second fridge and deep freeze in the larder
- washer/dryer
- waste disposal in the sink
- coffee maker, toaster, electric kettle and iron
- full range of cooking equipment and china etc
- range of spices, salt, pepper etc



The Garden

The garden is laid to lawn in the front with a block drive leading to the south facing back garden. There is a secluded patio with a large table and garden chairs, a lawn, shrubs and apple tree. This area was relandscaped in 2009 and a bicycle shed and log shed added. There is also a barbecue and range of barbecue tools for open air cooking. The garden is fenced but care must be taken that determined dogs do not try to push through to other gardens. In the fields behind are a number of friendly farm animals including horses, ponies and often a Gloucester Old Spot sow and her litter of piglets. Care must be taken to keep the front gate closed as the forest animals do enjoy eating our grass and plants.

Full central heating and hot water is available when required at no extra cost.

All linen is supplied.

Brockenhurst (meaning badgers wood) is set in the heart of the New Forest, an area that was once used by the kings of England for hunting. Now one of the largest areas of open country in England the forest covers 92,000 acres. A unique area rich in wild life and rare plant species close to the sea yet only one and a half hours from London.

Brockenhurst has a mild climate with warm springs and autumns. There is available:

- horse riding
- polo every Saturday at New Park, Brockenhurst
- forest wagon rides
- gardens at Exbury, Spinners Bolder, Furzy Minstead
- Palace House Beaulieu
- National Motor Museum Beaulieu
- Nelson's shipyard Museum and village at Bucklers Hard
- Solent cruises and trips to the Isle of Wight
- Paulton's Leisure Park Ower
- The New Forest Show - last Tuesday, Wednesday and Thursday in July. A great day out!

Restaurants

An excellent selection of fine dining to pub grub, English, Indian, Chinese and fish and chips are available in Brockenhurst.

The village has a good range of shops from country butchers, fish shop, green grocer, and French bakery to small supermarket. There are also a number of cafes offering lunch and cream teas.

Terms and Conditions

- Gorse Cottage is let from 3.00 p.m. Friday to the following Friday 10.00 a.m.
- Long weekends may be available during the off-season, November – March. Please telephone for further details.
- Extra days, where possible, are charge at 1/5 of the weekly rate.
- Heating, lighting etc is included in the weekly cost.
- Linen is provided. Towels and towelling robes are available if required. We can also supply lightweight blankets by request.
- The telephone is a pay phone.
- A charge is made of £15.00 per dog per week. **Please note that dogs are not allowed in the bedrooms, the bathroom and on the furniture.**
- A charge is made of £15.00 for WiFi internet access. On payment you will be given the WiFi password.
- Gorse Cottage is cleaned and carefully checked after each let.
- **We do expect that guests will leave the property clean and in good order. Please inform us of any breakages, damage or any other problem as soon as it occurs.**
- All breakages must either be replaced or paid for at the end of the stay.
- Gorse Cottage will only sleep **4 persons**. No more than this is allowed under any circumstances.
- The accommodation is only for the use of the person shown on the confirmation invoice and booking form and their party. No letting or sub-letting is allowed.
- The owners reserve the right of access to the property at any reasonable time during a let.
- We try to make sure that all appliances and fitments are in good working order but cannot guarantee their availability at all times

We can make a provisional booking for you over the phone and will hold it for one week to give guests time to return the booking form and **£100 per week deposit**. We send out a confirmation invoice. We require the balance of the rental to be paid six weeks before the start date of the let. At the same time a cheque for £100 should be sent to be held against possible breakage that will hopefully be returned.

We require all guests to take out insurance against cancellation of a holiday unless we receive full payment at the time of booking. Money cannot be refunded if you cancel; you are legally bound to pay for a holiday you do not take.

In the past, we have used World First (www.world-first.co.uk) to provide holiday cancellation insurance. Their charges for this will depend on the cost of the week but you will find that you and your party will be covered for most eventualities and will be protected should you need to cancel. If you are not paying in full for the holiday at the time of booking you must send us details of your holiday cancellation insurance within two weeks of making your booking.

We do not accept guests who do not have insurance unless you pay in full at the time of booking.

We have tried to make Gorse Cottage as comfortable as we can for all our guests, it is our home too and we hope you will have an enjoyable holiday there.

We strongly advise you to read the above conditions carefully

Welcome

We try to make you feel welcome so that when you arrive at Gorse Cottage you will find the following left for you :

- A bottle of wine
- A loaf of bread
- Locally produced cake
- Table Flowers

N.B. For short breaks, we may not be able to offer the full welcome pack.'

We leave an information book on the area including where to find the main shops and restaurants as well as other attractions. Also available are folders of information on the appliances in Gorse Cottage.

Once you have returned the booking form and deposit you will receive a letter of confirmation with information about when to send the balance.

About a week before the start of your stay you will receive details about how to enter the property on the day of your arrival. We will also give you the telephone number of the cottage and a contact number for a local key holder.

After the end of your stay we hope to be able to return your 'breakage' cheque in full, this can take about 10 to 14 days to administer.

These are some of the comments that have been written in the Gorse Cottage visitors' book

- *'Super accommodation very well equipped.'*
- *'We appreciated the tasteful welcoming accommodation.'*
- *'Thank you for the lovely visit. Excellent accommodation in a perfect location. Your welcoming touches were much appreciated.'*
- *'I had to promise my wife another visit before she, or the dog, would get in the car.'*
- *'The best thought out holiday home we have ever stayed in'*
- *'Thank you, we could not have asked for more. Hope to see you next year.'*

**Gorse Cottage, Balmer Lawn Road, Brockenhurst, Hants
Booking Form**

To; Mrs Ekaterina Gilbert, Gorse Cottage Bookings,
Gorse Cottage Bookings, 100A Common Road, Kensworth, Beds, LU6 3RG
Tel: 01582 872069 Fax: 01582 730179, E-mail: info@gorsecottage.co.uk

I would like to book the property known as Gorse Cottage
From _____ To _____ (Friday to Friday)
Total Number of Group ____ Adults ____ Children(Ages) _____
Pet/s(number) ____ Please specify type and size _____
WiFi Internet access required (yes/no) _____ @ £15 per week
Bed Room 1 King Size bed _____
Bed Room 2 Single beds (one or two) _____ Towels if required _____

Name of Person/s Booking Gorse Cottage
Mr/Mrs/Miss/Ms _____
Email Address: _____
Address _____
_____ Tel: _____

If you are sharing the property please give names and address of all other adults
or children (N.B. No more than four persons)

2. Mr/Mrs/Miss/Ms _____
Address _____
_____ Tel: _____

3. Mr/Mrs/Miss/Ms _____
Address _____
_____ Tel: _____

4. Mr/Mrs/Miss/Ms _____
Address _____
_____ Tel: _____

I enclose a deposit of £100 per week and agree to pay the balance six weeks before
the start of my holiday. I also agree to the owners holding a cheque for £100 against
breakage or damage to be returned if no damage occurs.

Signed _____ Date _____

Please contact us if you have not received a reply within two weeks.

Please make cheques made payable to Mr J. Gilbert

Send To: Gorse Cottage Bookings, , 100A Common Road, Kensworth, Beds, LU6 3RG

I heard about Gorse Cottage from (please ring):-

New Forest Tourist Guide / Cottages Direct (Stillwell's) / Pets Welcome /
Recommendation / Tourist Board / Internet Site / Other

(Office Use. Date booking received _____ Code No: _____)