

Ivy Roost Cottage

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400 year old thatched cottage in the New Forest near London



Roof terrace

Bedroom

Ivy Roost is a part thatched cottage 400 years old with oak beams, renovated to 5 Star Gold accommodation for up to nine guests.

This designer hideaway is described as a luxury cottage with the tasteful appeal of a boutique hotel. It's a genuine escape including a hot tub in the secluded garden and a roof terrace with uninterrupted views across the New Forest – perfect in the morning with a cup of tea or marvelling at the sunset. Every comfort and convenience is provided. The modern section of the house is all exposed beams and glass balustrades, while the older part is charming and authentic. There is a huge garden with a swing and an orchard. Ample sleeping accommodation plus three living rooms and a vast kitchen and dining area mean that two families can easily spend time together without being in each other's way.

In the New Forest National Park near Lymington and Beaulieu.

Location: Close to Solent (Isle of Wight ferry), village shop, farm shop and excellent pubs.

Large day room with roof terrace, high-end music system, Sky, WiFi, flat screen TVs. 'Snug' with comfortable sofas and woodburning stove. Study and fully equipped kitchen/dining room: dining area feels part of the garden huge 12 seat kitchen table sitting under a 14 feet high oak beamed ceiling.

Luxuriously furnished bedrooms: master bedroom, dressing area, en suite; two twin bedrooms with shower room; triple bed ground floor bedroom with bathroom.

Washing machine, tumble drier, freezer, shower.

Private landscaped garden: large lawn, orchard, tree with swing, outdoor hot tub.



Kitchen

Snug

SPECIAL FEATURES

- Relaxing outdoor hot tub in the garden
- Luxurious cotton bedlinen and towels
- 3D TV, Sky, WiFi, DVD, surround sound
- Woodburning stove (logs included)
- Welcome hamper
- Walking, golf on doorstep and bicycle hire nearby

✓ All Inclusive ✓ Premier Promise ✓ Online Booking ✓ Short Breaks Available

COTTAGE SLEEPS	BEDROOMS	TOTAL NO. OF COTTAGES	MAX. DINES	WEEKLY PRICES £s		SHORTBREAK PRICES £s	
				From	To	From	To
9	4	1	12	1155	3200	950	1950



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Book direct with Karen Rogers

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