



£400,000 Guide Price

Ripley, Bransgore, Christchurch

Cottage | 3 Bedrooms | 2 Bathrooms

01202 289000

DANEHURST  
— ESTATE AGENTS —

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# Step Inside

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## Key Features

- For Sale By Public Auction  
30th April 2026
- Approximately 1 Acre in  
Total
- Character Grade II Listed  
Cottage
- 3 Double Bedrooms
- Principle Bedroom 20' x  
20' with en-suite
- Beautiful Private Garden  
with 3 Bay Car Port
- Garden Pod, With 1  
Office/Bedroom, Shower  
Room Open Plan Living  
Space
- Note: Severe weather  
conditions caused property  
to Flood this winter
- Council Tax Band F
- Auction date 30th April  
2026

## Property Description

IMPORTANT NOTICE: This is an occupied property. Do not attend without a pre-arranged appointment. Unauthorised access to the grounds or buildings is prohibited. All enquiries and viewings must be arranged directly through Danehurst Estate Agents.

AUCTION, CASH BUYERS ONLY

Guide Price £400,000

Bridging finance options available on request

A charming and individual Grade II listed thatched converted gate lodge, believed to date back to the 1870s, set within just over an acre of private grounds in a delightful semi-rural location.

The property has been sympathetically refurbished in recent years, blending period character with modern convenience. Improvements include a stylish fitted kitchen and bathroom suites, re-wiring, replacement hardwood windows, and a new boiler. The kitchen and parts of the ground floor now require remedial works following the flooding in January 2026.

In addition to the main house, there is a fully plumbed garden pod providing versatile ancillary accommodation, comprising an office or bedroom, sitting area, open-plan kitchen and shower room. This offers flexibility for a variety of uses, subject to any necessary consents. The garden pod was not affected by the floodwater.

The grounds are a particular feature, extending to just over an acre and offering privacy and space. Within the grounds there is also a substantial three-bay car port, providing covered parking and additional storage.

Flooding & Insurance

The property experienced flooding in January 2023 and January 2026. We are advised that there were no flooding events during the current ownership between 2015 and 2023. It is eligible for insurance under the UK Government-backed Flood Re. <https://www.floodre.co.uk/>

All prospective purchasers must rely on their own enquiries in respect of flood risk, insurance and any mitigation measures.

Note: Prospective buyers must make all necessary independent enquiries prior to bidding, as a successful bid will be legally binding.

## Main Particulars

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Council Tax Band: F

Tenure: Freehold

Ripley is a charming semi-rural hamlet set on the edge of the Avon Valley, offering a peaceful lifestyle surrounded by open countryside and nearby forest walks. The neighbouring village of Sopley provides a well-regarded primary school, whilst Bransgore, just a short drive away, offers a range of everyday amenities including local shops, a post office and popular village pubs.

The location is ideally positioned between the historic market town of Ringwood and the coastal town of Christchurch, both offering a wider selection of shops, restaurants and leisure facilities. The beautiful New Forest National Park and the stunning south coast beaches are also within easy reach, making this an ideal setting for those who enjoy both countryside and coastal living.

Excellent transport links are nearby, with the A31 and M27 providing convenient access to Southampton, Bournemouth and beyond, along with mainline railway stations at Christchurch and Bournemouth.

#### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

#### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

. 5% deposit (subject to a minimum of £5,000)

. Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

#### Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

#### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Drone  
footage of  
cottage



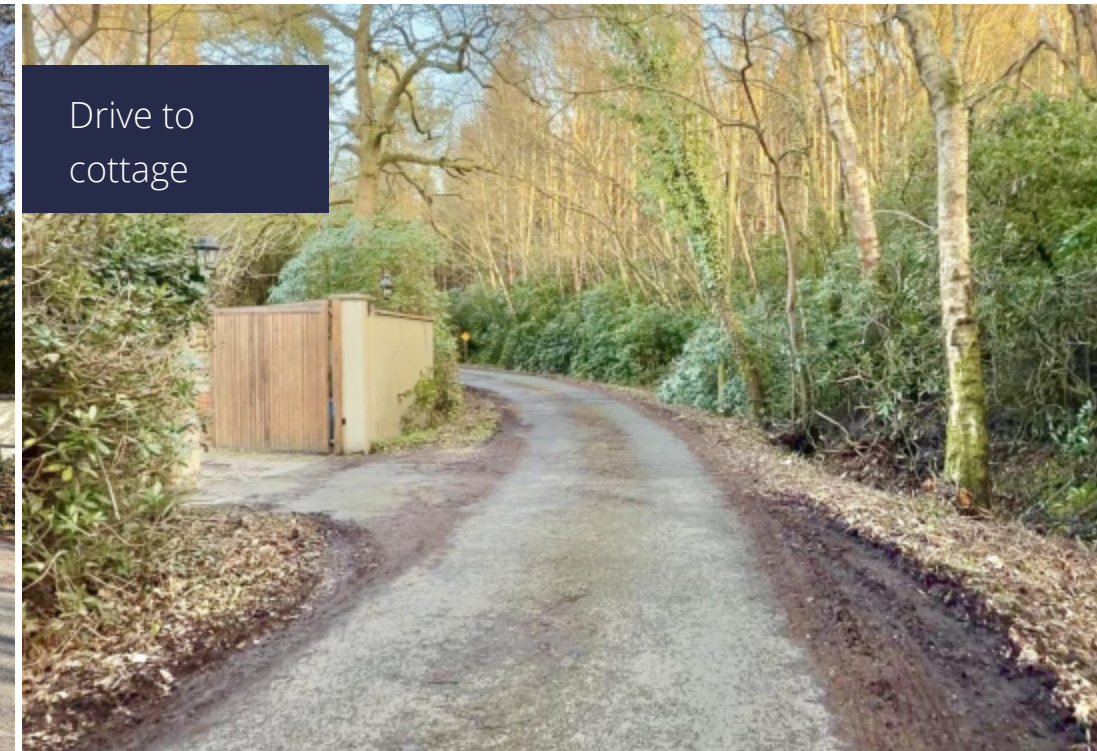
View from  
cottage to top  
of garden



Front of  
cottage with  
drive to side



Drive to  
cottage





Every effort has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency. See the plan. Made with Metronom 02/18

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA

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