



Your escape,
in the forest...

Welcome to Flaxfield House. We hope you have had a pleasant journey to reach us, and we wish you a restful and happy stay.

To help you make the most of your holiday we have created this guide which contains information about the property, useful information about things to see and do in the area, suggestions of great places to eat and drink, as well as emergency information.

We hope you find everything you need in your property, however, if there is anything else you require, please do not hesitate to ask.

We are always striving to ensure you have the best, and most comfortable stay possible, so if there is any way in which we can improve your enjoyment and comfort whilst you are guests at the cottage, please do call, message, or knock on the door.



First things first...

ADDRESS

Flaxfield House
Hyde Lane
Stuckton
Hampshire
SP6 2HD

WiFi

BT-ZZAHGF
ApyPtKePdFK9A7

CONTACT

Please call, message or knock on the door if you need anything.

Emma: 07773332058

Steve: 07876801901

Your Property

NEED TO KNOW

Please consider your neighbours and keep noise levels down after 10pm.

No smoking in the property.

Please take care on staircases and cobbled floors.

Please put only toilet tissue down the loo - our sensitive biodigester depends upon your cooperation!

OUTSIDE

Feel free to make use of the outdoor space. There are several seating areas and two BBQs.

CAR PARKING

Please park where indicated in the rear courtyard. Please avoid blocking the entrance to the cobbled seating area. If you have brought more than one car, please enquire as to where is best to park the second vehicle.

HEATING

Please adjust the thermostat up and down to suit your preference.

Please do not adjust the valves on the individual radiators.

If you are out of the cottage for extended periods of time, we would be very grateful if you would adjust the temperature down until you return.

LINEN

If you require additional linen, please contact us, but note that a charge may be made.

APPLIANCES

Instructions for the main appliances in your property can be found online here:

www.flaxfieldhouse.co.uk/guest-Information

RUBBISH & RECYCLING

Please put all general waste in the black bin bag. Recycling items should be placed in the clear bags provided.

Please leave glass separately.

Please place all binbags outside your property upon departure.

DAMAGE

Please let us know if anything gets damaged or broken, or if you discover anything that is not working as it should - we understand accidents happen, and will try our best to rectify any issues.



Emergencies

FIRE

Please familiarise yourself with the fire emergency guide located on the wall by the front door.

There is a fire extinguisher and fire blanket provided, as well as smoke and carbon monoxide alarms.

In the event of a fire, please evacuate the property, raise the alarm and call 999.

Please note that if the alarms start to bleep intermittently, this indicates that the batteries need replacing. Please contact us.

FIRST AID

There is a first aid kit located under the kitchen sink.

HOSPITAL & INJURIES

Nearest A&E departments are Bournemouth and Salisbury Hospitals.

In an emergency call 999.
Medical non-emergency call 111.

DOCTOR 01425 653430
Fordingbridge Surgery, Bartons Road,
Fordingbridge SP6 1RS

DENTIST 01425 652331
MyDentist, Highfield House, Bartons Road,
Fordingbridge SP6 1JD

PHARMACY 01425 654539
Fordingbridge Pharmacy, 22 High Street,
Fordingbridge SP6 1AX

POLICE

In an emergency call 999.

Non emergency enquiries call 101.



Please feel free to
contact us on:

Emma: 07773332058

Steve: 07876801901

Useful Information

ATM MACHINES

CO-OP Fordingbridge
Nationwide Building Society, Fordingbridge
Shell Petrol Station, Blashford
Tesco Express, Poulner

TAXI

Red Express - 01425 474747
Hinton Cars - 01425 276888
Express Cars - 01425 650000
Dutchy Taxi - 01425 687696
CPE Taxi - 07722430028
Always a good idea to book well in advance!

TRAIN

Our closest train stations are Bournemouth and Salisbury.

BUS & COACH

The closest bus stop is on the A338, The closest bus and coach station is in Ringwood.

PETROL STATIONS

Fordingbridge Service Station
Shell Petrol Station, Blashford

GATE

Feel free to use the gate towards the front of the main house to access the footpath. The code is 0000. Please shut it afterwards to help protect our chickens!



Wood Burning Stove

TO PREPARE THE STOVE

Open both air vents and place a firelighter or two in the centre of the grate.

Stack some kindling (small pieces of wood) around the firelighters in a 'hash tag' arrangement. About 5 or 6 pieces should be enough.

Add a couple of coffee logs making sure not to squash your kindling stack.

Light the firelighters using a match.

Once the fire is established and the fire logs are burning well, close the bottom vent, just leaving a small opening. Continue to add more coffee logs as needed.

CLEARING THE STOVE

Let the fire die down and extinguish on its own with the door shut.

Empty the ash tray when it is completely cold using an air tight bag to collect the ash.

MORE FUEL?

If you would like further supplies of fuel, we can supply the following:

- 1x bag of 16 coffee logs, an environmentally friendly option;
- 1x small bag of kindling, and;
- 1x small bag of firelighters.

Total cost £12



Please help yourself to the spare pack in your property, and either just leave the cash behind, or pay via paypal to: 07773332058



Please remember

The heat proof glove provided should always be used when opening/ adjusting the stove.

Never use the woodburning stove with the door open.

Never attempt to burn anything other than well seasoned wood or coffee logs in the stove.

Never leave the woodburning stove unattended.

Use of BBQs

We have two BBQs available for guests use.

There are BBQ utensils located within each BBQ.

Please feel free to use the BBQs as you wish. If you would like to purchase BBQ fuel, we have bags of instant lighting charcoal available to purchase for £5 per bag. Please just ask and we can pop a bag over to you.

Please clean the BBQ and utensils after use and place the utensils back in the BBQ when finished.

SAFETY ADVICE

Please do not use the BBQ indoors or in a confined area due to the risk of carbon monoxide poisoning.

Never use BBQ charcoal in the wood burning stove.

After you have finished cooking, extinguish completely and allow to cool completely before handling or moving.

Please dispose of your charcoal carefully and responsibly when cold.



Guest bikes available

We currently have four mountain bikes that guests are free to borrow on a 'first come first served' basis. Please bring your own helmets if required.

If you would like to borrow them, please try to let us know the day prior so that we can get them out ready for you.

Each pair of bikes has a puncture repair kit and a lock (code 1987).

There are lots of wonderful cycle routes in the forest, make the most of exploring on two wheels!

If you do get a puncture please do let us know - there is a small charge of £4.

SAFETY ADVICE & DISCLAIMER

Flaxfield House shall not be liable for any damages relating to loss of property or injury of any kind to any person borrowing a bike.

We try to maintain the bikes to the best of our ability, but it is up to the individual user of the bike to judge its road worthiness and safety.

If a bike is damaged or stolen whilst in the case of a guest, the amount of £100 per bike will be paid in compensation to Flaxfield House.

Borrowing a bike signifies agreement of the above.

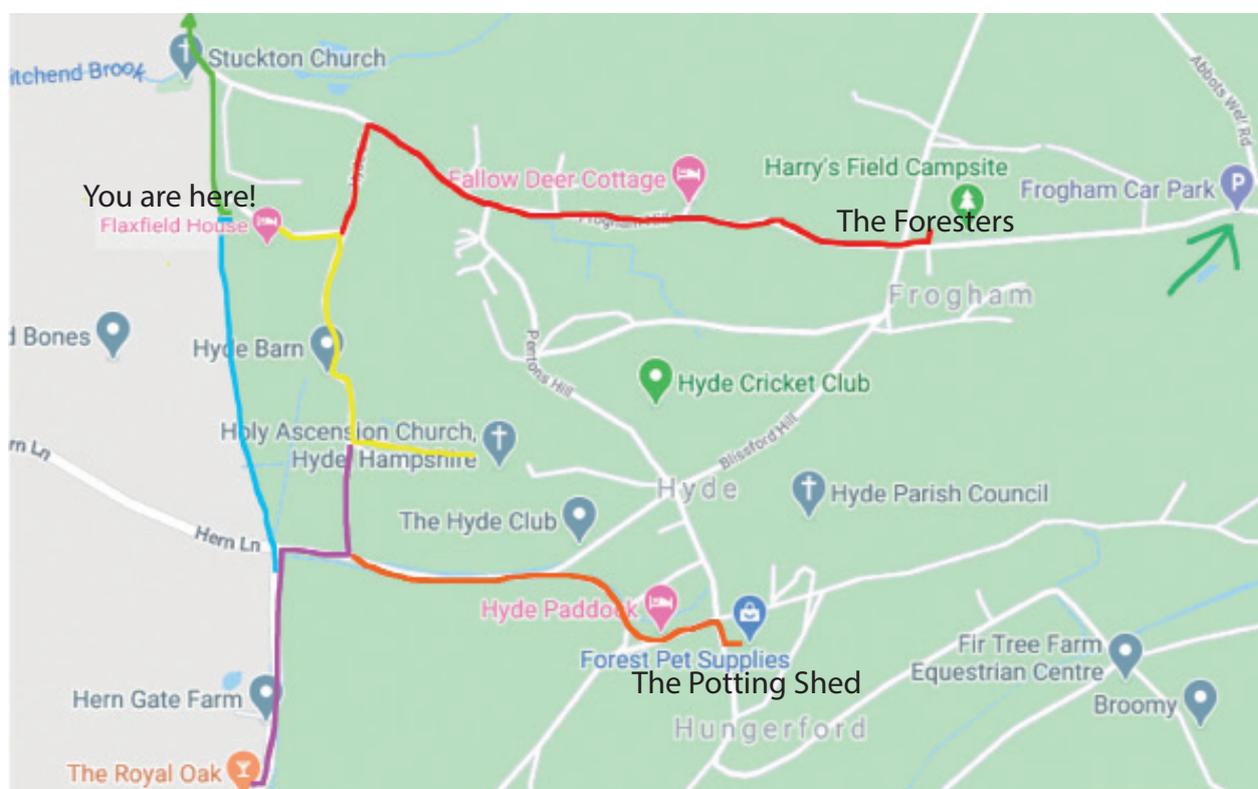


Exploring on foot...

There are an infinite number of walks in the forest! A footpath runs past our back gate (code 0000). The local roads are quiet and easy to walk, and the wide open forest is just a few minutes stroll away.

We have left a few published walking guides inside your property, feel free to borrow them as you wish.

The map below will help to guide you to some of the very local attractions within easy walking distance.



- Three Lions (via footpath): Follow the green path.
- Royal Oak (via footpath): Follow the blue then purple path.
- Royal Oak (via roads): Follow the yellow then purple path.
- Open forest: Follow the yellow path for the most direct route.
- The Foresters Pub: Follow the red path.
- The Potting Shed & Hyde Farm Shop: Follow the yellow then purple then orange path.
- For Hockey's Farm Shop or The Alice Lisle, follow the directions to The Royal Oak and keep going!
- The Green arrow shows a great free car park from which to explore a beautiful part of the forest on foot or bike.

Food & drink

A few of our local favourites

2021 UPDATE

We have tried to provide the latest information regarding opening hours etc, but please do call in advance to check opening time and availability.

THE ROYAL OAK 01425 652244
Ringwood Road, North Gorley SP6 2PB

Just a short level walk away is this former Royal Hunting Lodge. We love the friendly staff and locals, and the extensive gin selection! This 17th Century Inn serves fantastic food, real ales and has a lovely beer garden.

FORESTERS ARMS 01425 652294
Abbotswell Road, Frogham SP6 2JA

Another short walk away is the 'Donkey Pub'. A stylishly eclectic New Forest Favourite. Serving decent food with plenty of out door seating. The walk is uphill there and a very merry decent back!

THE ALICE LISLE 01425 474700
Rockford Green BH24 2NA

Situated a short drive or cycle away is the Alice Lisle. The pub's name derives from a rather gruesome tale involving the last woman to be publicly beheaded in England; Lady Alice Lisle. The large pub has a huge outdoor seating area overlooking the lakes. and is very popular with families.

THE POTTING SHED 01425 655392
Hyde, SP6 2QB

Just a short walk from here, the Potting Shed is an independently run cafe serving breakfast, lunch and coffee and cakes! We love the excellent quality of food, and the beautiful flower garden with tables for outdoor dining. Definitely worth a visit!

HOCKEY'S CAFE 01425 652542
Hockey's Farm, South Gorley SP6 2PW

This lovely cafe is part of an award winning farm shop and is home to some friendly animals including alpacas and piggies! It serves tasty and local goodies from the shop on its menu and there is garden seating to enjoy.



The Royal Oak, Gorley



Cake at The Potting Shed

Food & drink continued...

THE GEORGE 01425 652040
14 Bridge Street, Fordingbridge SP6 1AH

Just 1.5 miles away, The George is situated on the banks of the River Avon, the heart of this former market town. With a stunning view of the bridge and river, particularly on the patio on a sunny day, this is a great location for food or drinks. This gastro pub has a good menu and rather delicious puddings! They have recently created a large under cover outside seating area.



The George, Fordingbridge

THE RED SHOOT 01425 475792
Linwood BH24 3QT

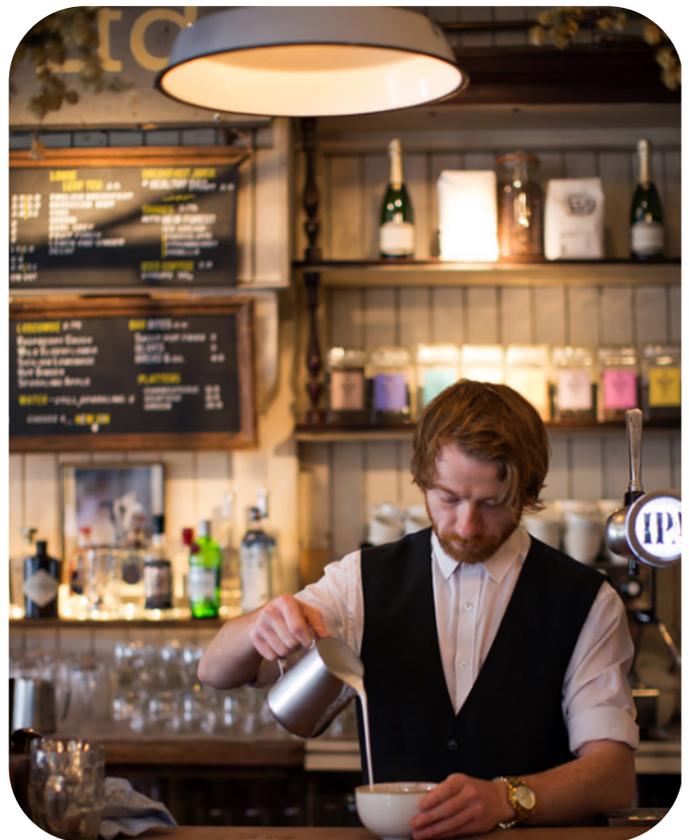
A beautiful bike ride or longer walk away, This Forest Pub is also a great place to use as a base for a forest walk. With its own brewery, and hearty food, it is sure to be a good choice!

THE SHIP INN 01425 654371
68 High Street, Fordingbridge SP6 1AX

Located in Fordingbridge High Street, this down to earth, traditional English Inn has an extensive menu of home cooked foods you are unlikely to find elsewhere including swiss fondue and crewpot casserole! Basic in decor, but the interesting menu and relaxed atmosphere more than make up for this.

FRAMPTONS 01425 473114
48-50 High Street, Ringwood BH24 1AG

If you fancy venturing into the local market town of Ringwood, then Framptons is worth a visit. This stylish bar and eatery is great for breakfast, lunch or dinner and is also the place to go for cocktails or a drink or two in the evenings. Undercover, outdoor seating available.



Framptons, Ringwood

Food & drink continued...

THE PIG 01590 622354
Beaulieu Road, Brockenhurst SO42 7QL

Our first choice for a special treat, The Pig is set in a beautiful manor house with walled kitchen garden. It boasts a 25 mile menu (including pannage pork), plenty of outdoor dining space and beautiful surroundings.

Recently featured on the Fred Sirieix programme 'Remarkable places to eat' It is definitely worth a visit!



Cranborne Manor (Cafe nearby)



The Pig at Brockenhurst

CRANBORNE CAFE 01725 517248
Wimborne St, Cranborne BH21 5PP

Set in the grounds of Cranborne Manor, and based within a beautiful garden centre, you are in for a treat if you pop here for lunch, afternoon tea or coffee and cake!

You might be lucky enough to tie your stop in with a visit to Cranborne Manor Gardens which are open on select Wednesdays and occasional other dates through the year.

THE ROYAL OAK FRITHAM 02380 812606
Fritham, SO43 7HJ

A walk, cycle or beautiful drive from here, the Royal Oak is know for its wonderful Ploughman's Lunches! As featured on the Fred Sirieix programme 'Remarkable places to eat' this part thatched pub is well worth a stop!

Also just named as the 'Country Pub of the Year' in the good pub guide 2021.

Food & drink continued...

LIMEWOOD 02380 287177
Beaulieu Road, Lyndhurst SO43 7FZ

For a touch of laid back luxury, this would be a great choice. Set in several acres of parkland, Limewood offers a stunning setting for lunch or dinner. Chefs Angela Hartnett and Luke Holder do the cooking to create Hartnett Holder & Co, a relaxed Italian Restaurant.



Limewood, Lyndhurst

NEW FOREST LAVENDER TEAROOMS
01794 323314
Giles Lane, Landford SP5 2BG

Set in a stunning lavender Farm and gardens, this local, family business offers delicious home made cakes, a selection of light lunches and fairtrade tea and coffee.

We love visiting on a sunny day when the sight and smell of the flowers is only topped by a slice of delicious home made quiche!



New Forest Lavender Tearooms

THE THREE LIONS
Stuckton Road SP6 2HF

Undergoing a complete renovation, this exciting new venture, just a short walk away, should be open in July 2021.

If you would like any specific advice about where to go, please do just ask - we will be more than happy to help if we can!

Takeaways

Please check opening times before starting your journey!

MASALA Indian Restaurant

01425 477100

Offers deliveries. 5-10.30pm daily

NEW WONGS; Chinese & Fish & Chips

01425 653402

38 Salisbury Street, Fordingbridge AP6 1AF

5pm - 10pm, closed Tuesdays.

THE KEBAB HOUSE kebabs, burgers & Pizzas

01425 654433

9 Provost Street, Fordingbridge SP6 1AY

1pm - 11pm every day.

LA LAMBRETTA Traditional Italian

01425 656192

1 Shaftesbury Street, SP6 1JF

RAJ OF INDIA Indian Restaurant

01425 652056

75 Shaftesbury Street, Fordingbridge

SP6 1JG

6pm - 11.30pm every day

Philpott's Fish & Chips

01425 652855

19 High Street, Fordingbridge SP6 1AS

11.45am - 1.30pm, 5pm - 9pm Tues - Sat

McDonalds 01425 482560

A31, Ringwood BH24 3HN

5am - 11pm every day

KFC 01202 875102

537 Ringwood Road, Ferndown BH22 9AH

11am - 10pm every day

There are plenty more options in the local area, too many to list them all! Please don't hesitate to ask if you need any further recommendations - we will be happy to help if we can.



Explore...

Here are just some of our favourite places to go:

FORDINGBRIDGE HIGH STREET

Here you will find many independent gift and specialist shops including The Gourmet Grocer; a lovely grocer/deli. There is also a Co-op and a Tesco Express, pharmacy and several pubs, restaurants and cafes including The George, La Lambretta and The Ship Inn. Luxury Bubble is a lovely little shop with clothes, some homewares and even a tiny cafe! There is even a small art deco cinema! The closest petrol station is also based here.

RINGWOOD TOWN CENTRE

In the Furlong next to the main car park there is a lovely selection of shops including Joules, Crew Clothing, Fat Face, Whistles, Paperchase, Waterstones, Boston Tea Party and Waitrose. In the wider town there are several lovely independent shops as well as Boots, Iceland, Sainsburys, Superdrug, Clarks, several banks and plenty of coffee shops, pubs and restaurants.

BURLEY

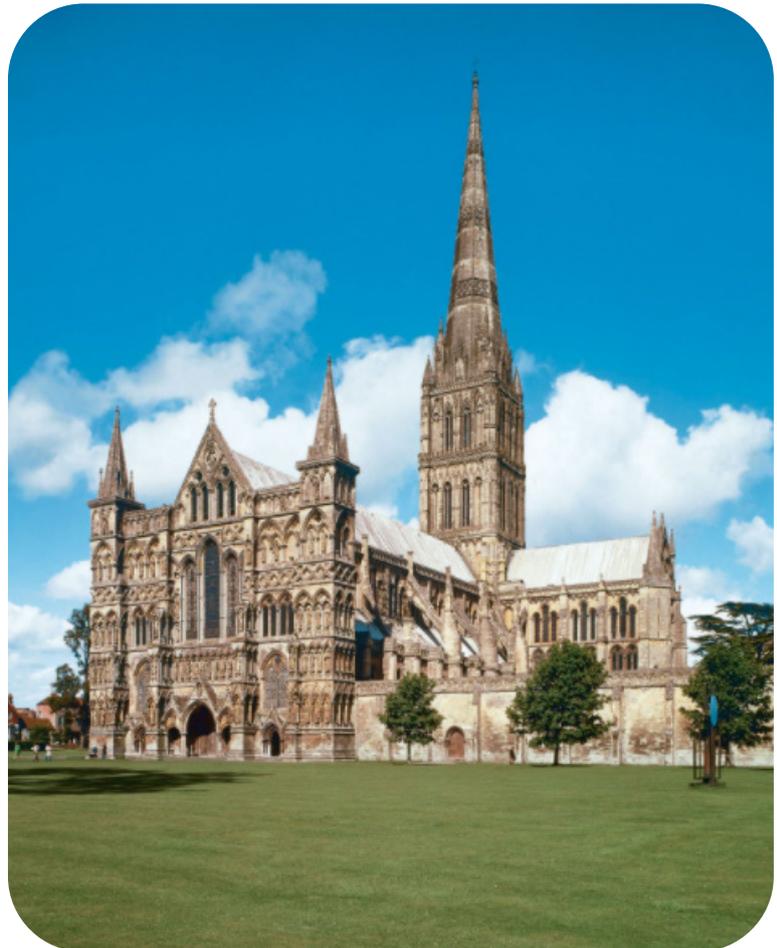
One of the most visited villages in the forest. Witches, smuggling and dragons also play a part in its unique character, with quirky gift shops to match. There are also plenty of pubs and tea rooms to enjoy.

SALISBURY

The cathedral city of Salisbury is 10 miles away and has a wonderful selection of shops as well as plenty of cafes and restaurants surrounding the impressive cathedral which is well worth a visit and is popular with Russian tourists who admire the 123m tall spire.



Burley Village



Salisbury Cathedral

Explore...

LYMINGTON

This upmarket port town is full of boutiques and lots of lovely shops on a cobbled high street that leads down the the waters edge where you can have a drink and ice cream and watch the boats. There are also plenty of pubs, cafes and tea rooms and a bustling Saturday market.

BOURNEMOUTH TOWN CENTRE

A stroll through the gardens to the pier is a very lovely thing to do in Bournemouth! The award winning sandy beaches are beautiful, and there is always plenty to see and do and some great lunch spots as well as nightlife.

BROCKENHURST

The largest village in the New Forest, set in a very pretty part of the forest with plenty of pubs and a few shops.

WIMBORNE

A great selection of quality shops in this pretty town along with plentiful cafes, pubs and restaurants surrounding a very beautiful church.

BEAULIEU

A small but very beautiful village by the coast in the New Forest with a few gift shops and a lovely garden centre and cafes and a pub.

LYNDHURST

Busy New Forest village with plenty of gift shops and cafes and pubs. Quite touristy in the summer, and the surrounding roads can get very busy, but could be worth a look around at the shops and the Ferrari garage in the high street.



Lyminster Town



Beaulieu Village

Local attractions

Just some of our favourites!

FORDINGBRIDGE MUSEUM

Local history museum located in Fordingbridge high street.

BLASHFORD LAKES NATURE RESERVE

If you fancy a spot of twitching, just down the road is this 159 hectare site, particularly spectacular in winter, when huge flocks of over-wintering birds fly onto the lakes to roost. Spring is also a great time to visit when warblers are singing and the daffodils are in bloom.

RHINEFIELD ORNAMENTAL DRIVE, BLACKWATER ARBORERUM & TALL TREES TRAIL

Free to visit, this stunning collection of massive, non-native trees are a real sight to behold. Several nice walks in the area. Why not pop into Rhinefield House for afternoon tea afterwards?

KNIGHTWOOD OAK

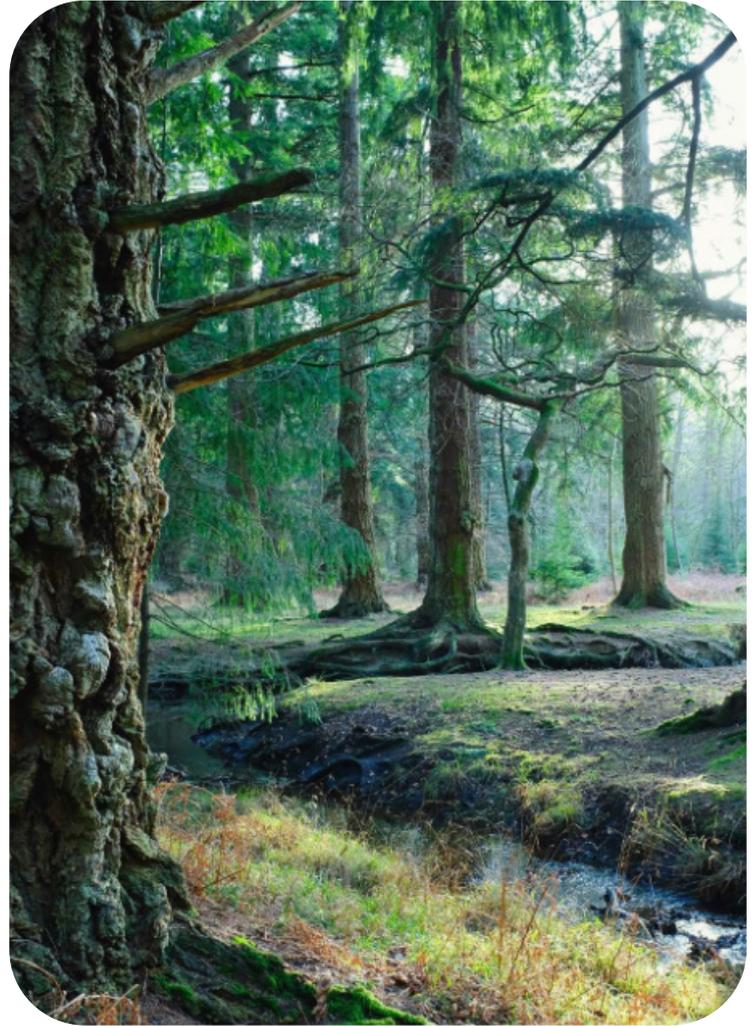
This pedunculate oak is the largest and perhaps the most famous in the New Forest. Over 600 years old, it can be accessed via a nice easy walk.

RUFUS STONE

This stone, close to the A31, is claimed to mark the spot where William II fell after an arrow deflected off a tree.

ROCKBORNE ROMAN VILLA MUSEUM

A unique archeological site and museum. Walk amongst the remains of the largest known villa complex in the area. Really fascinating. Bring a picnic or visit the cafe. Open from Spring - Autumn.



Rhinefield Ornamental Drive



Blashford Lakes Nature Reserve

Local attractions

Cont...

BEAULIEU

Home of the British National Motor Museum, set in the grounds of a stunning manor house and abbey this is a great place to visit and not just for car enthusiasts. They often have events so worth checking what is on.



Beaulieu

STONEHENGE (English Heritage)

One of the great wonders of the world, and the best know prehistoric monument in Europe. Great to combine with a visit to Salisbury or Wilton House.



Stonehenge

WILTON HOUSE

A beautiful house with 17th Century interiors and world famous art collection. Closed during Winter months.

LIBERTY'S OWL & REPTILE CENTRE

Located just outside of Ringwood, a great place to see some beautiful animals up close.

FISHING

Local lakes provide bountiful opportunities for fishing in nearby Poulner, Blashford and Ibsley.

BOLDERWOOD DEER SANCTUARY

If you haven't seen enough of the local deer, this is a great spot from which to see more from a purpose built viewing platform.

OPEN TOP BUS TOUR

Runs July - September, open top safari with grandstand views of the scenery, animals and villages of the New Forest.

Local attractions

Cont...

NEW FOREST WATER PARK

Less than a mile away, they have a cable wakeboard system, aqua park, kayak, paddle boarding and more. Closed in Winter months.

HENGISBURY HEAD, MUDEFORD BEACH

Take a walk from the car park along a footpath besides the harbour until you reach Mudeford Beach where the most expensive beach huts in the UK can be found. We love walking along the sand and peeking through the doors to see the extravagant renovations! Have a bite to eat at the Beach House, and catch the land train back to the car park.

SALISBURY CATHEDRAL

Such an impressive cathedral with its incredibly tall spire. The original Magna Carta can be viewed in the Chapter House. Then perhaps visit Mompesson House or shop and lunch in Salisbury.

MOMPESSON HOUSE (National Trust)

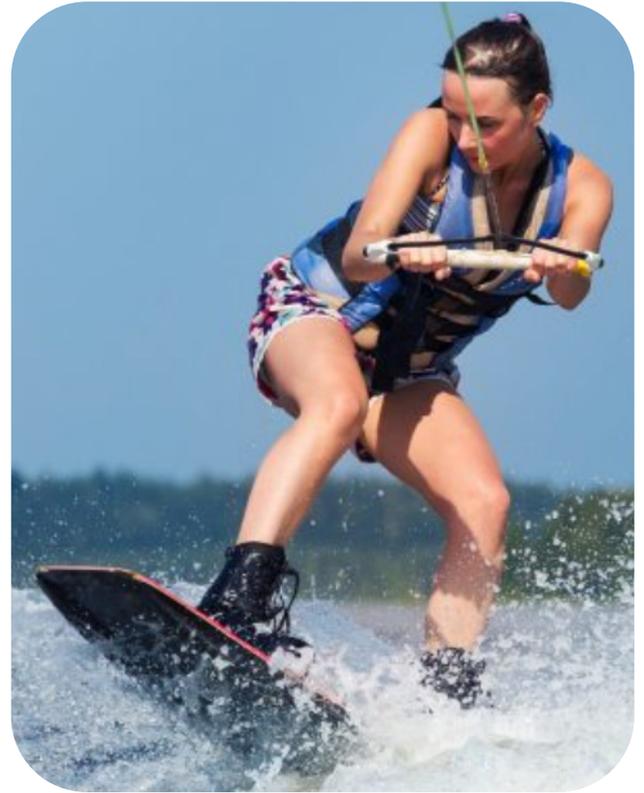
Homely and welcoming 18th Century townhouse in the heart of Salisbury. A great place to visit whilst shopping or lunching in Salisbury.

EXBURY GARDENS

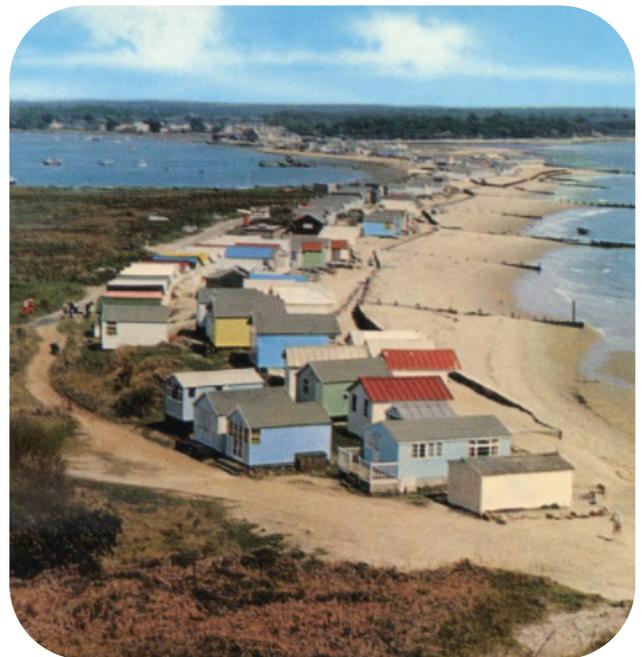
A 200 acre site famous for rhododendrons and rare trees. 12 1/2 inch gauge steam railway also on site.

KINGSTON LACY (National Trust)

A beautiful country house and estate home filled with antiques and paintings set in glorious gardens and parkland. Great cafe and shop too.



New Forest Water Park



Hengisbury Head

Local attractions

Cont...

NEW FOREST HERITAGE CENTRE

A free entry museum, gallery and reference library situated in Lyndhurst. Perhaps combine with a wander around the village.

DORSET HEAVY HORSE FARM PARK

Conservation centre for over 20 rare breeds of heavy horses.

ANCIENT TECHNOLOGY CENTRE

Educational centre open to the public at specific times through the year, but the best time to visit is for storytelling in the Earthhouse. This 200 seat theatre lit by lamp and fire provides an incredibly atmospheric setting for some tall tales.

SETLEY RIDGE VINEYARD & FARM SHOP

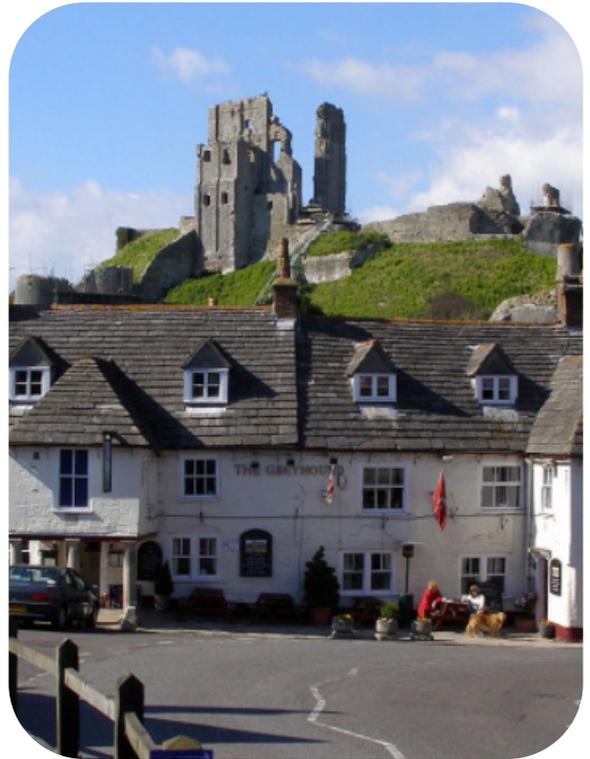
A great pitstop when exploring the south part of the forest. Sample the New Forest wine, and stock up on essentials as well as lovely cakes and snacks, and the garden centre stocks some lovely stuff!

CORFE CASTLE (National Trust) & SWANAGE

Slightly further afield, Corfe Castle is the most beautiful castle ruin set in a stunning village made from the castle stone. Gift shops and pubs aplenty. It's a real treat to catch the steam train from Corfe to Swanage, a seaside town with seasidey shops and fish & Chips of course.

SANDBANKS & STUDLAND BAY

Visit the famous Sandbanks Peninsular, with beautiful beachfront homes belonging to the rich and famous. Walk on the beach or catch the ferry over to Studland bay with its pristine beaches and sand dunes. A short drive on will take you to Corfe Castle.



Corfe Castle & Village



Sandbanks Peninsular

Local attractions

Cont...

BROWNSEA ISLAND (National Trust)

The largest of the islands in Poole Harbour, catch a ferry over and spend the day exploring this unspoiled island free of vehicles, and home to red squirrels, peacocks and other birds. Take a picnic and watch the boats sail by. Enjoy the guided tour on the boat home.

HIGHCLIFFE CASTLE

Grade 1 listed clifftop mansion house. Park outside, visit the house and grounds, stop in the cafe then walk along the beach.

HORSE RIDING

What better way to explore the New Forest than by saddleback! There are several stables offering lessons and hacks. Two close by include Arnis Stables and Fir Tree Farm.



Horse riding in the New Forest

SEASONAL EVENTS:

Some annual events that you might not want to miss include:

The New Forest Show

Ellingham Show

Frogham Fair

The Great Dorset Chilli Festival

Bournemouth Air Show

Burley Fairy Festival

Bournemouth Pride

USEFUL LINKS:

www.thenewforest.co.uk

www.visit-hampshire.co.uk

www.thenewforestpa.gov.uk

www.newforest-online.co.uk



Ellingham Show

Trouble shooting

FIRE ALARMS

If the fire or carbon monoxide alarms start to bleep intermittently this indicates that the batteries are low. Please let us know so that we can replace them asap.

TELEVISION

Make sure the power cord is plugged in and the power is turned on. Ensure all cables are connected to the TV correctly. Please see the online guest information to view the instruction manual:

www.flaxfieldhouse.co.uk/guest-information.

POWER CUT

If the power fails, please let us know. We do experience infrequent power cuts due to our rural position. There are a couple of lamps under the sink if needed. If you wish, check the Power Track Map to find out more information: www.ssen.co.uk.

WATER

There are hot water cylinders that services each property, however if a lot of hot water is used in a short space of time, it may take a little while to replenish.

WIFI

We are lucky enough to benefit from super-fast broadband, most of the time it is great, however it is not always as super-fast as it is supposed to be!

Sometimes it might just need a minute or two to catch up, if you notice the problem persisting, please let us know and we can reboot the router.



Covid 19 Protocol

We are fully committed to ensure that we meet the new guidelines and protocols in order to ensure our guests' safety and peace of mind so that you can concentrate on enjoying your break in a clean, safe and worry free environment.

Some unnecessary soft furnishings have been removed, and some items such as the tea/coffee box will be placed in 'quarantine' between guests.

All house keeping is carried out by ourselves or our wonderful, professional cleaners.

We are proud to have met the industry standard as accredited by Visit England, AA Rated Trips and AirBnB.

For more information please visit our website:
www.flaxfieldhouse.co.uk/covid-19



Flaxfield House; A brief history...

The land where Flaxfield House now stands, was bought by Francis and Hanna Viney in 1860, prior to that it was arable farm land. In 1871, a map shows the older part of the main house with four formal gardens where the newer part of the main house is today. Access to the property was via Stuckton Lane. They had one servant; Martha Pentham, who lived in Butler's Rest Cottage and in the 1871 census she was aged 42.

In August 1874, the house was put up for auction, and whilst it was waiting to be sold, a fire broke out. It was declared to be arson, but luckily did not do much damage. It is unclear who did it or why. An article in the Salisbury and Winchester Journal describes how "a heap of turf under the stairs in the back kitchen was set on fire, filling the house with smoke".

The house was bought by another Viney; Thomas Gould Viney. It is not known if he was related to the previous owner, or if the surname was just a coincidence. Thomas Viney was a successful grocer with three shops, two in Salisbury and one in Fordingbridge. The shops sold corn and seed, china and glass, bakery goods and confectionary of 'The best quality and lowest prices.' He lived in Flaxfield House with his wife Agnus and daughter Mary. Their servant, also called Mary, lived in Butler's Rest Cottage.

Between 1889 and 1897 Viney changed Flaxfield House by making the land area more productive. The front part of the house had two huge glass houses

erected, only one now remains, and it forms the conservatory now attached to the main house. In it he planted grape vines and pineapples. The other stood where the new part of the house now stands. Viney raised the cash to make these alterations by mortgaging properties owned in Ringwood.

Viney was a very important and influential businessman in Fordingbridge, Ringwood and Salisbury. In 1894 he also became a district and parish Councillor.

In March 1897 it was reported in the local newspaper that heavy rains and winds destroyed a large part of the greenhouse, when tiles fell from the roof. Perhaps this helped along the development of the newer part of the house?

Between 1900 and 1909 the newer part of the main house was built. The architect was Mr Bath from Salisbury. The extension doubled the size of the house, and maps of the time show the second entrance via Hyde Lane, and the lodge house. A walled garden was erected, and the property became known as a 'Pleasure Farm.'

The last entry for Mr Viney was in 1915. By now he was an old man. When he died the property passed to his daughter Mary Hannah and her husband Charles James Alexander. They owned the property from 1920 to 1932.

In 1932, Charles Alexander died suddenly, and Mary sold the house and moved to nearby Blissford.

The property was sold again by auction on Friday 13th May 1932. The auction details describe the property as a 'Freehold Residential Property and Pleasure Farm,

Flaxfield House;

A brief history Cont...

with the valuable nursery adjoining, stables, orchard and Lodge House' it included 32 acres of land.

The house was bought by the Browns; John and Ellen Brown. They had a son; William Henry Brown, and a servant; Evelyn Bolstone Fry. In 1934/5 Mr John Brown died. William continued to own the property until 1938/9.

After 1939 Flaxfield House was removed from the electoral roll, most likely because it was requisitioned by the government during the war and used to house senior members of the Canadian Tank Regiment.

Evidence of its inhabitants during the war has been found under the floorboards during renovation work to the main house by the present owners. Labels with service numbers, old cigarette papers and even a bottle of brylcreem have all been found.

On completing maintenance of the chimneys, the current owner found bullet holes where it would appear the chimney pots had been used as target practice by the soldiers!

After the war, the property was purchased and used as a private residence once more. It was owned by a farming family, the Marlows, who farmed the land.

Between 1978 and 1980 they split up and sold off the land and Lodge House in several plots. Leaving Flaxfield House with just the 2 acres it still has today.

In 1980, the house went up for auction once more. It was purchased by John and Polly

Mobsby who lived here with their two sons; Daniel and Thomas.

They designed the current layout of the walled garden. They were also the first family to let Butler's Rest Cottage, The Hayloft and the Goat Shed as holiday cottages. Sadly, Polly died suddenly in 2007, and ten years later, in 2017 the house went on the market for the first time in nearly 40 years as John decided to downsize and move to Nunton.

Steve and Emma Jackson purchased the house in 2018. They secured the very first viewing of the house, and fell in love with it at first sight. They made an offer on the spot, however, it took several months of negotiations and two sets of buyers for their own property before everything aligned and they were able to proceed.

The house had changed little over the previous 40 years, and was in desperate need of renovation. They started almost immediately, (day two), and managed to get the vast majority of the work completed within the first six months, whilst living in the chaos with their two small sons, one just 3 months old when they moved in!

Steve and Emma consider themselves the very fortunate custodians of the house whilst they are here, and have tried to retain as many original features as possible.

Further details of the renovation project can be found on their instagram page: @FlaxfieldHouseNewForest.



Thomas Gould Viney outside Flaxfield House
circa 1914



Some of the items found under the
floorboards and elsewhere
at Flaxfield House.



Labels from a soldier's boots found
under the floorboards.

Sundries...

WOODBURNER FUEL

If you would like further supplies of fuel, we can supply the following:

- 1x bag of 16 coffee logs, an environmentally friendly option
- 1x bundle of kindling, and;
- 1x small bag of firelighters.



Total cost: £12

Please feel free to purchase prior to arrival, or whilst here. Payment can be made via cash or paypal sent to: 07773332058

BBQ FUEL

A bag of instant lighting charcoal, simply pop in the BBQ in the bag and light!

£6

FOREST DWELLER TEA TOWEL

Take home a tea towel like the one found lining the welcome basket. Perfect as a memento or gift!



£6.50

BOX OF NEW FOREST SHORTBREAD

A delicious box of 4 shortbread in the beautifully designed box to take home.



£3.50

BOX OF 6 HENS EGGS

Laid by our lovely happy hens (when available!)



£1.50

BIRTHDAY/ANNIVERSARY TREAT

A hand tied bouquet of seasonal flowers with card, and a delicious cake big enough for two (at least 24 hours notice is required).



£38.00

Sorry you are leaving

CHECK OUT TIME

On the day of departure, you must vacate the property no later than 10am.

Please leave the key in the door.

RUBBISH & RECYCLING

Please place your tied waste bags plus any glass recycling just outside the door of your property.

TOWELS & BEDDING

Please place your sheets and towels in the soluble red laundry bags provided as follows:

Please place bed sheets in one bag, white towels and tea towels in another, and; blue towels and oven glove in the final bag.

These bags are designed to prevent transmission of Covid, and will be placed directly into the washing machine so please do try not to mix the coloured and white laundry!

PLEASE

Turn down the thermostat and turn off the lights.

LOST PROPERTY

Please remember to check cupboards and drawers before you leave. If you do leave anything behind, please get in touch.



Thank you for
staying with us, have
a safe journey home.



Good Reviews are so important to us.
We would be so grateful if you
could consider leaving one!

Also, please don't forget to leave your email address if
you wish to be added to our VIP mailing list and
receive a discount code for your next visit!

