







The Property

Situated in the heart of the picturesque New Forest village of Rockbourne, this delightful Grade II listed thatched cottage offers an abundance of character and charm, with original features throughout, including exposed beams.

- Upon entering the cottage, you are greeted by a versatile hallway, currently utilised as a study.
- This leads through to a cosy reception room featuring a charming fireplace, ideal for use as a snug or formal dining area.
- A family bathroom on the ground floor is accessed from the hall, fitted with a bath, WC and hand basin.
- The spacious kitchen/breakfast room is well-appointed with generous worktop space, excellent range of base, wall and drawer units, electric Aga and provision for additional appliances.
- The sitting room offers a wonderful sense of light and space, enhanced by a feature open fireplace and has direct access to the garden and patio area.
- Upstairs, the principal bedroom enjoys views over the surrounding countryside and benefits from an en-suite bathroom, fitted with a three piece suite.
- Bedroom two is of good size and features built-in wardrobes.



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Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Mains connection to electricity
- Electric heating
- Property not on water meter
- Septic Tank (Cesspit)
- Energy Performance Rating: F Current: 36F Potential: 64D
- Ultrafast broadband speed of up to 1000 Mbps (Ofcom)
- Property Within a Conservation Area
- Grade II listed
- ADSL Copper-based phone landline

The Situation

Nestled in the picturesque village of Rockbourne and surrounded by tranquil countryside, Trentham offers an idyllic balance of rural charm and everyday convenience. The village boasts a well-regarded primary school, a village hall and a popular pub. Rockbourne is also home to the largest Roman villa in the area, dating back to the 5th century AD. Just four miles away, the nearby town of Fordingbridge offers a comprehensive range of amenities, including shops, cafes, restaurants and a local hospital. The stunning New Forest is also close by, providing thousands of acres of heathland and woodland ideal for walking, cycling and other outdoor pursuits. For commuters, the A338 offers convenient access south to Ringwood (approximately 8 miles) and Bournemouth (around 16 miles), while heading north leads to Salisbury (around 12 miles away).

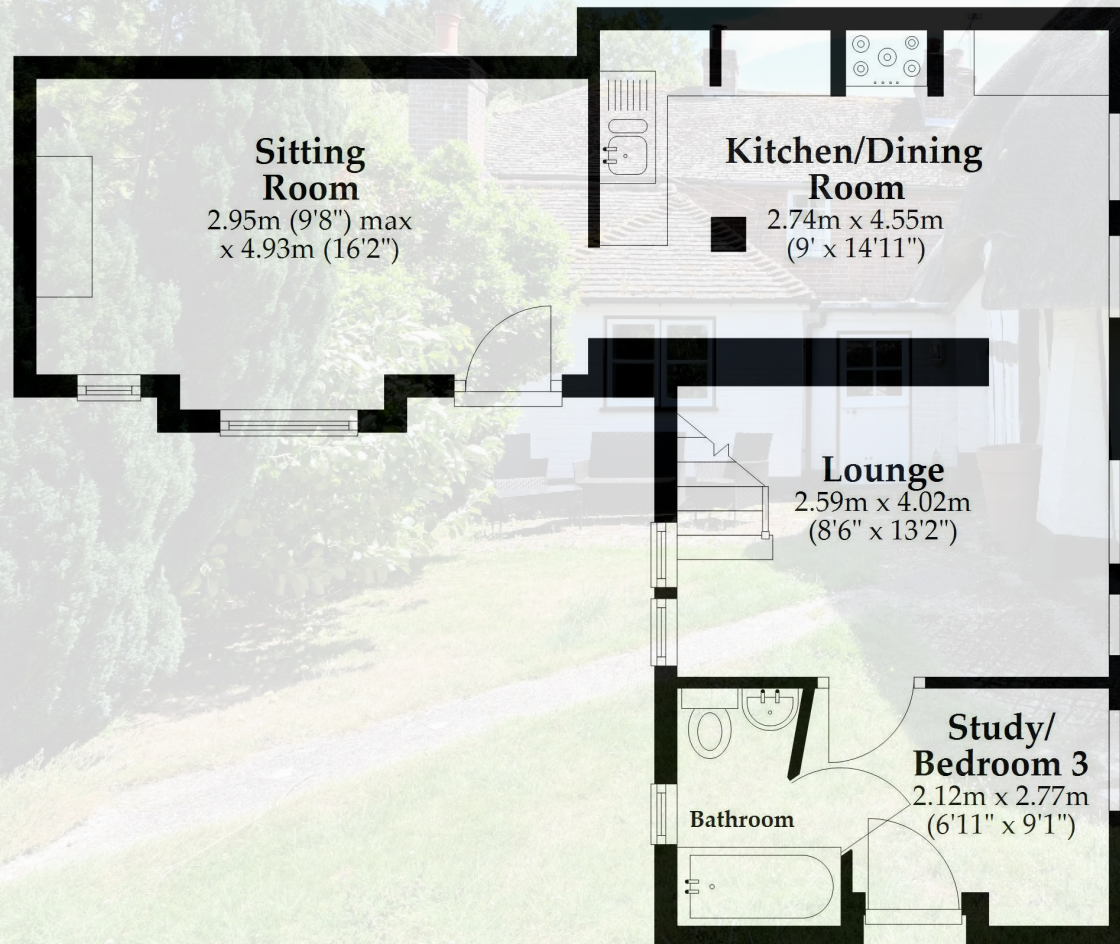


FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

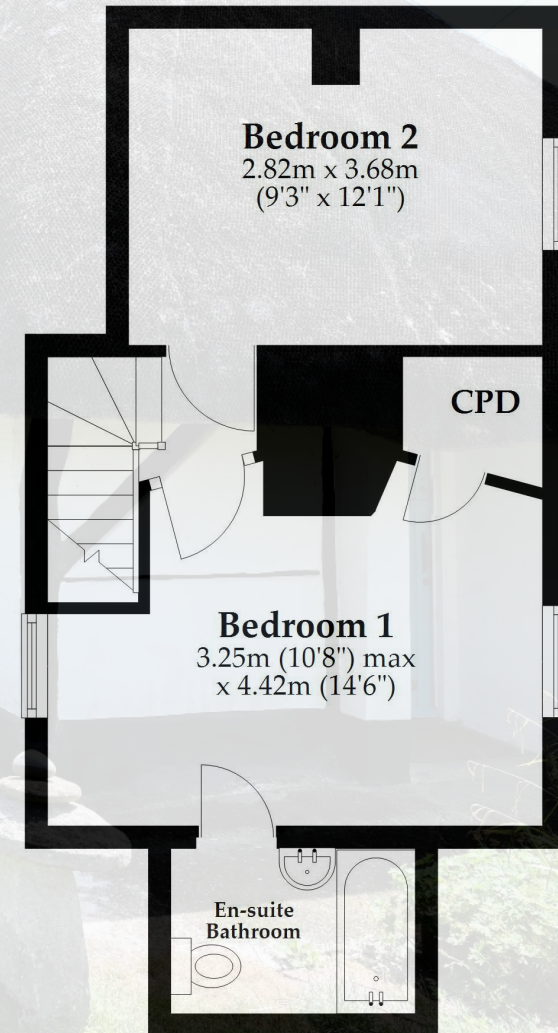
Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.6 sq. feet)



Total area: approx. 79.4 sq. metres (854.5 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Grounds and Gardens

A gravelled driveway provides ample off-road parking for multiple vehicles, with a side gate leading into an attractive, well-maintained garden. This peaceful retreat features a patio terrace, perfect for alfresco dining and outdoor entertaining. At the rear boundary, a gentle stream flows, adding to the tranquil and picturesque setting of the garden.

Directions

From Ringwood and take the A338 towards Fordingbridge. After approximately 6 miles, take the exit to Fordingbridge and turn left following the B3078. Stay on here for approximately 2 miles before turning right onto Rockbourne Road. Continue down here for 2.5 miles and the property can be found on your right hand side.



Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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