



South End, Damerham, Fordingbridge, SP6 3HW

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NEW FOREST





An exceptional opportunity to purchase a quintessential, five bedroom period cottage situated on a beautifully maintained plot and located in one of the areas most desirable rural villages.

The current vendors have tastefully redecorated and refurbished the property with new carpets throughout and features a beautiful new kitchen.

With recently extended open plan living and a variety of superb outbuildings, this really is the ideal rural cottage for any prospective buyers looking for country living.



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The Property

Large sweeping gravel driveway with off road parking for several vehicles and access to detached garage on the right hand side

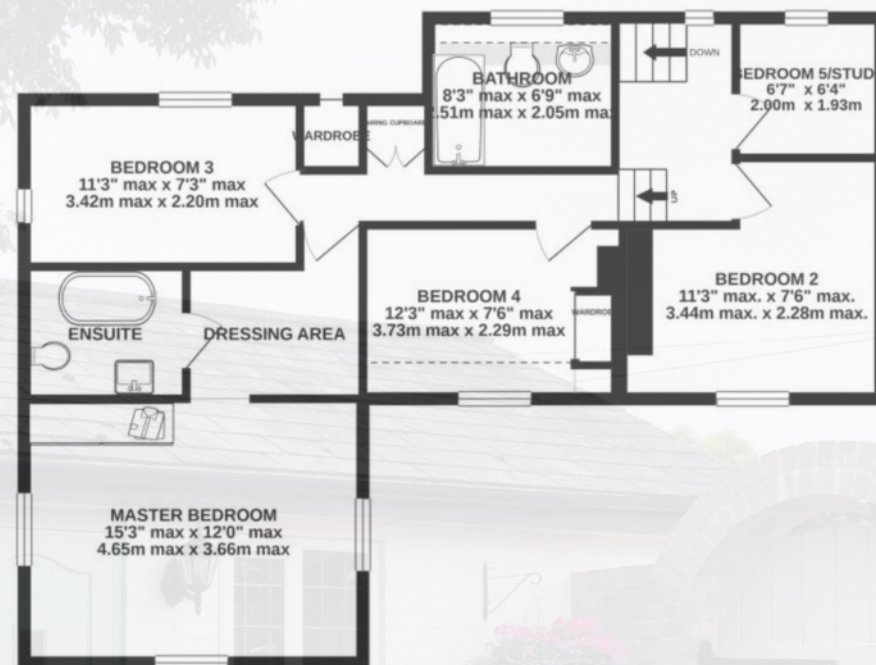
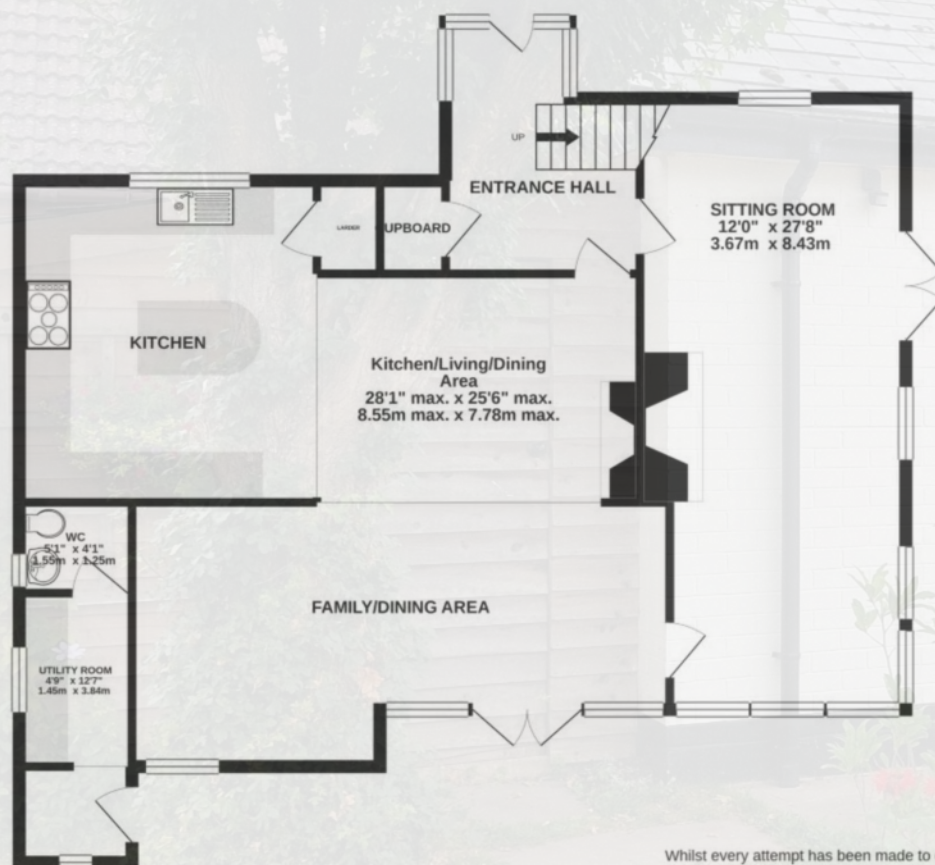
Victorian style entrance porch leading into an impressive hallway providing access to:-

- Ground floor WC
- Exquisite and recently improved kitchen/lounge/diner
- Lounge area with open fire place and space for an inset TV as well as an air conditioning unit
- Combination of stone and bespoke wood flooring
- An exceptional, newly fitted kitchen with new appliances, stunning Quartz worktops and an AGA stove
- Large dining area with access to a large utility room and space for white goods as well as housing a recently installed boiler system
- Between the snug and dining area is an exceptional vaulted space with triple Velux windows and doors leading to the garden and the formal lounge
- The formal lounge forms part of the oldest part of the cottage and benefits from front to back windows, allowing superb daylight throughout featuring a quaint Inglenook fireplace with log burner and air conditioning
- There is a large open fireplace and a raised level towards the kitchen end

FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 as to their operability or efficiency can be given.
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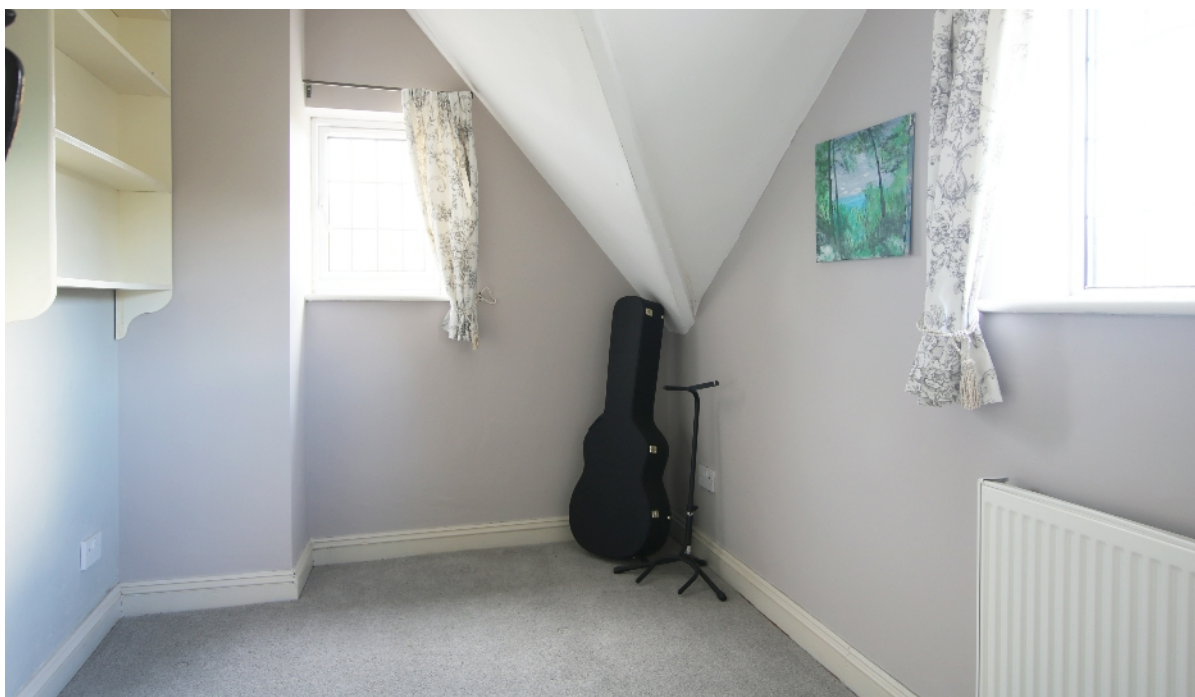




The Property Continued...

Upstairs, there are 5 bedrooms and 2 bathrooms which comprise of the following layout:-

- Principle bedroom suite to the far end benefiting from a new en-suite shower room, fitted wardrobes, air conditioning and a walk through dressing room
- Three further well proportioned double bedrooms, two of which have fitted wardrobes but all with intricate windows allowing plenty of light throughout
- The smallest bedroom is an ideal child's bedroom or a upstairs study
- Large family bathroom with overhead shower and dormer window



Services

Energy Performance Rating: F

Council Tax Band: E

Available download speeds of 40 Mbps (Superfast)

Mains Electric & Water

Private Drainage - Septic Tank



Grounds & Gardens

Outside, the property benefits from a host of outbuildings and attractive planted areas. On entrance from the kitchen lounge diner, there is a south westerly facing large tiered patio area with integrated low level automatic lighting surrounded by mature flower beds.

The remainder of the garden is laid to lawn with newly landscaped rear borders with pathways and intricate planting to the inner borders. There is a newly decorated summerhouse, which has a direct Internet feed and a large workshop, both with electrics connected.

The summerhouse enjoys a pleasant aspect over a small pond. A log store is situated next to the workshop / kennel and two further garden sheds sit to the back of the garden.

The cottage further benefits from newly installed fences and a large detached garage with automatic up and over door with ample storage.







The Situation

Damerham is a small, pretty village on the edge of the River Allen and is North West of Fordingbridge town. Village amenities include a primary school, public house, village hall and church. The beautiful New Forest National Park offers 140,000 acres of heath land and is a haven for outdoor pursuits including cycling, walking and horse riding. The village also benefits with nearby access to the village of Cranborne, Cranborne Chase and the stunning Martin Down nature reserve. There is also good access the nearby Rockbourne and to the larger centre of the cathedral city of Salisbury.

Directions

Take the A338 route to Fordingbridge, turn left at the roundabout and drive through the village taking the Sandleheath Road, Continue through Sandleheath staying on this road. As you come to the village of Damerham, continue down the hill and past the Compasses Inn on your left. Turn left onto Lower Daggons Lane. After 300 yards, turn right onto Cornpitts Lane and take the first gate immediately on the left.



Outbuilding Dimensions

Summerhouse - 5.2 m x 3.6 m

Garage / Shed - 5.5 m x 3.5 m

Kennel / Wood Store - 5.2 m x 2.9 m

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest 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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