



**Ebenezar Cottage**

*Mill End, Damerham, Fordingbridge SP6 3HU*

**SPENCERS**  
NEW FOREST





## The Property

This charming three-bedroom detached Victorian cottage is beautifully presented, featuring a well-appointed family bathroom, a separate cloakroom, and a detached garage that includes a versatile home office/gym with an additional cloakroom. Set within the sought-after village of Damerham, the property is nestled on approximately 0.17 acres. This gem within Damerham offers a splendid opportunity as either a village home to live in or an idyllic second home.

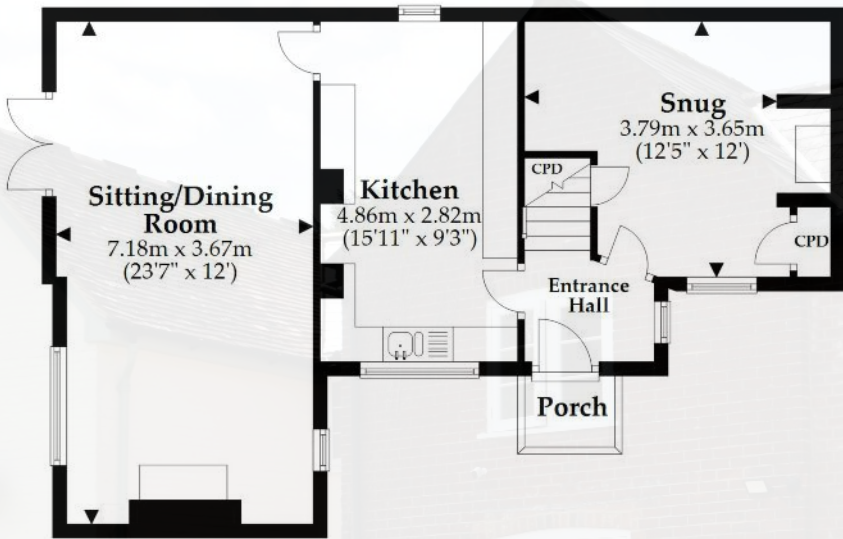
Built in 1860, this attractive cottage boasts traditional red brick construction and has been thoughtfully extended to enhance its living space. Located in a serene position within Mill End, on the southern edge of the village, the cottage was expanded in the early 1990's to create a generous sitting/dining room, complemented by a cosy snug/study and a well-equipped modern kitchen. Upstairs, you'll find three bedrooms and a spacious family bathroom.



FLOOR PLAN

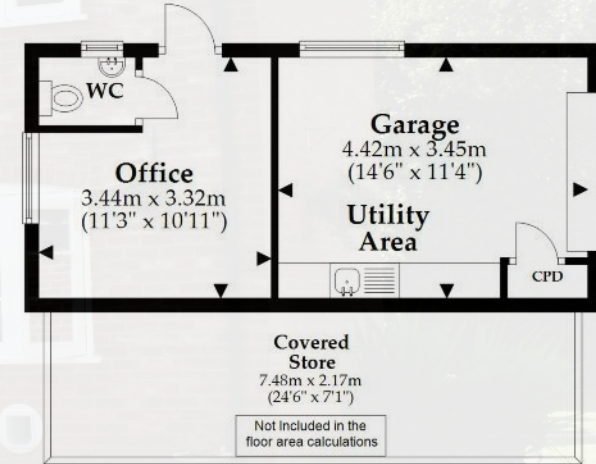
**Ground Floor**

Approx. 58.5 sq. metres (629.3 sq. feet)



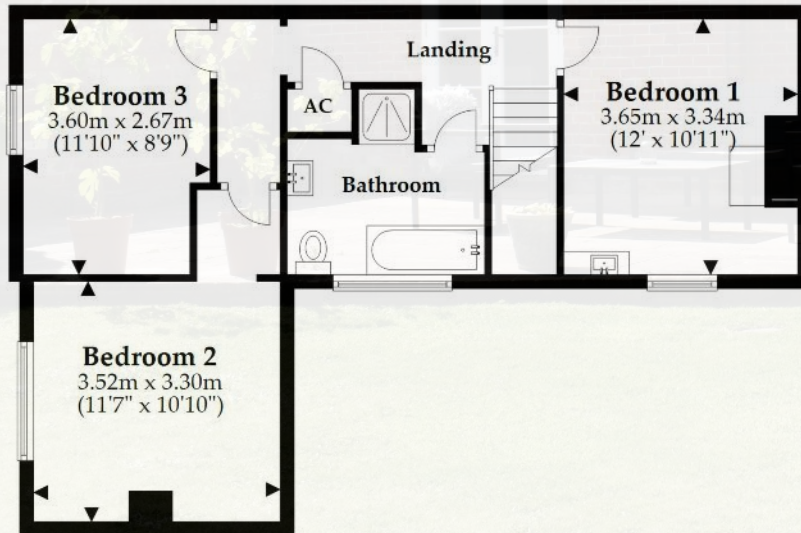
**Outbuilding**

Approx. 27.0 sq. metres (290.2 sq. feet)



**First Floor**

Approx. 52.7 sq. metres (567.3 sq. feet)



Total area: approx. 138.1 sq. metres (1486.8 sq. feet)

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







## Property Continued...

An oak canopy style porch with a panelled front door, this provides access to:-

- A spacious entrance hallway welcomes you into the property via a stone tiled floor
- Brick fireplace with wood-burning stove. Storage cupboard
- WC with Wash hand basin
- Fitted with a comprehensive range of base and eye-level units, comprising cupboards and drawers. Granite work surface. 1 1/2 bowl sink with mixer tap Space and plumbing for dishwasher. Space for range-style cooker and fridge/freezer. Tiled floor with underfloor heating
- Dual aspect with garden views and double doors opening to the patio. Oak flooring. Brick fireplace with wood-burning stove and built-in shelving. Ample space for a dining table
- Stairs from the main hallway with underfloor heating leads upstairs to a landing providing access to :-
- Three spacious bedrooms and a large family bathroom
- Bedroom one is a spacious double bedroom with a glorious outlook of the sweeping lawns of the rear garden
- Bedroom two has a charming front aspect. Fire grate. Wash hand basin set into vanity unit with cupboard underneath
- Airing cupboard
- Family bathroom with panelled bath with shower head attachment. Pedestal wash hand basin. WC. Tiled shower cubicle. Heated towel rail

## Services

Mains water and electricity

Oil fired central heating

Klargester treatment plant private drainage system

EPC: E Council Tax Band: E

## Directions

From our Ringwood office, take the A337 and follow signage towards Fordingbridge. From Fordingbridge, head towards Sandleheath/Damerham. Continue through Sandleheath and descend Court Hill into Damerham. Follow the steep left-hand bend, pass the Compasses Inn, cross the bridge, and take the next left. After about 500 yards, turn left again and pass the village school. The cottage will be on the right-hand side about 700 yards beyond the school.



## Grounds & Gardens

The property is accessed via a five-bar gate that opens onto a generous gravel driveway with parking for four to five vehicles. This leads to the detached single garage, which has power, light, and ample roof storage. Adjacent to the garage is a lean-to covered store, and at the rear, there is an attached gym/office/studio with a cloakroom. A stone path flanked by lawns leads to the front entrance porch. The lawn extends to the southeast side of the house, where a spacious stone patio offers an ideal spot for outdoor dining and entertaining. At the far end of the garden, there is a decking area, raised vegetable beds, and a greenhouse, completing the outdoor space. The entire plot spans approximately 0.17 acres.

## The Situation

Situated at the end of a quiet, no-through road, the cottage is in the picturesque Hampshire village of Damerham, surrounded by beautiful countryside designated as an Area of Outstanding Natural Beauty. The village offers a highly regarded primary school (Western Downland), a church, and a popular pub. The nearby town of Fordingbridge, about four miles away, provides for most everyday needs, including a variety of independent shops, well-respected primary and secondary schools, a health centre, and sports facilities. The regional centres of Salisbury, Bournemouth, Poole, and Southampton are all easily accessible by car, each offering mainline rail links to London Waterloo. Damerham is ideal for outdoor enthusiasts, with numerous bridleways and footpaths in and around the village, and the extensive walking and riding terrain of the New Forest just seven miles to the east.

## Viewing

By prior appointment only with the vendor's sole 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 for 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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