



*Salisbury Road, Fordingbridge, SP6 1EY*

SPENCERS  
NEW FOREST





**NO FORWARD CHAIN.** A most delightful, recently thatched, two bedroom cottage which was originally built as the northern gatehouse to Burgate Manor.

With origins dating back to 1699, this property is oozing with character and charm and has been sympathetically extended and renovated to create cosy yet contemporary accommodation.

This cottage is one of a kind, boasting unusually high ceilings, creating spacious living throughout.

The property is surrounded by the most beautifully landscaped gardens.

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## The Property

- The kitchen was fully replaced in 2019 and comprises solid oak worktops, all Bosch appliances, an integrated dishwasher, butlers sink and a good range of base wall and draw units as well as space for a fridge freezer in the larder
- The bathroom was also replaced in 2019 with a three piece en suite and ample storage with further space for white goods
- Generous dining room with feature tiling and access to both bedrooms
- Principal bedroom and bedroom two benefit from large, built in wardrobes
- A most impressive lounge with under floor heating, high vaulted ceilings and glass filling the south end gable, flooding this room with light
- The reading nook, reached by ladder, looks over the lounge and gardens. Double doors lead out onto the south facing



# FLOOR PLAN

## Ground Floor

Approx. 85.6 sq. metres (920.9 sq. feet)



Total area: approx. 85.6 sq. metres (920.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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  
Plan produced using PlanUp.









## Grounds & Gardens

Outside, the property is approached by a gated entrance where you will find the original estate gates and a gravelled driveway with parking for several cars.

To the side of the property, there is a paved area, perfect for alfresco dining and entertaining.

The garden surrounds the property and is filled with an abundance of David Austin roses, hundreds of perennial plants and thousands of spring and summer bulbs.

There is also a well-stocked vegetable and cutting garden with raised beds and planters which is serviced by a greenhouse with power connected.

A workshop and stable with outside shower are nestled within the gardens, offering ample storage and garden work space.

At the Northern end of the garden, there is a wildflower meadow, this area looks utterly glorious from late March through to the end of August and with a small summerhouse and wooden pavilion, this really is the place to sit and enjoy a cup of tea!

## Services

Energy Performance rating: TBC

Council Tax Band: D

Drainage: Septic Tank

Heating: Central Heating (Renewed in 2020) Wet underfloor heating in lounge

Ofcom broadband speeds up to: 80 Mbps (Superfast)





## Situation

This attractive character home is conveniently located on the edge of the town centre of Fordingbridge with a good range of local shops, supermarket, cafés, restaurants and also excellent local schools. The popular market town of Ringwood is approximately 7 miles distant, offering an excellent variety of shopping facilities, boutiques, cafes and restaurants as well as two supermarkets and two leisure centres. The easily accessible A338 links to the cathedral city of Salisbury (approximately 8 miles north) which has a mainline railway station direct to Waterloo, London. There are international airports at both Bournemouth and Southampton.



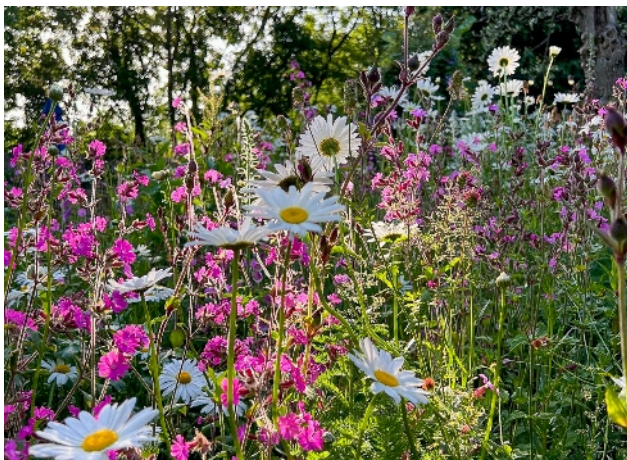
## Directions

From Ringwood, proceed along the A338 towards Salisbury. After approximately 6 miles, turn left into Salisbury Road. The property will then be found on the left hand side – signified by a ‘Spencers’ board.

## The Local Area

As the crow flies...

Fordingbridge	0.9 miles
Fordingbridge Hospital	0.7 miles
Ringwood Town Centre	6.9 miles
The George Pub	0.6 miles
Moors Valley Country Park	9.8 miles
The Potting Shed Cafe	3 miles
Sandle Manor School	1.9 miles
The Burgate School & Sixth Form	0.3 miles
Salisbury	10.7 miles
Bournemouth	17.2 miles



## 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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