



High Street, Damerham, Fordingbridge, SP6 3EU

SPENCERS
NEW FOREST





The Property

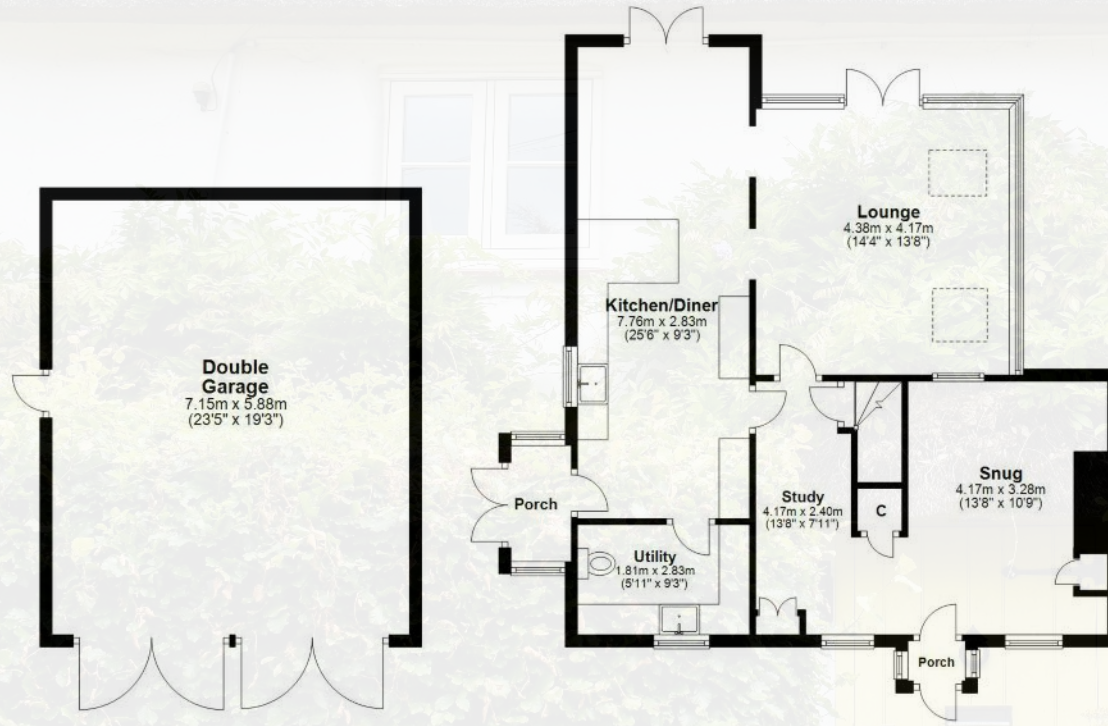
Spencers are delighted to offer this quintessential, four bedroom thatched property in the heart of the beautiful village of Damerham. This property has been beautifully renovated to a high standard throughout and further benefits from a large annexe, currently being used for Airbnb. The gardens and grounds are both private and picturesque with a vast amount of space which leads down to the River Allen. A viewing is recommended to see all that is on offer.

A large, road fronting hedge, providing privacy, with picket gate, leads to a original front door. The front door leads into a welcoming hallway that provides access to: -

- A snug with open fireplace, LVT Herringbone flooring, and glimpses through to the garden room
- An inner hallway / study with great storage and space for a baby grand piano
- A split-level kitchen dining space with exquisite LVT Herringbone style flooring, back splash tiles and Quartz work surfaces incorporating a range of fitted appliances
- The dining area offers space to seat up to 6 people and French doors leading out onto the rear patio
- A utility with a WC, plenty of storage, wall hung laundry airers and space for a washing machine and dryer. Separately, there is a porch off the side of the kitchen which can be used as a boot room with a side garden
- Complimented by feature radiators to the inner pillar is an entrance into a stunning garden room/ lounge from French doors and floor to ceiling windows overlooking the rear garden as well as SkyVista windows and a recessed media wall

FLOOR PLAN

Ground Floor



First Floor



Main Residence

Total area: approx. 169.4 sq. metres (1823.5 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.



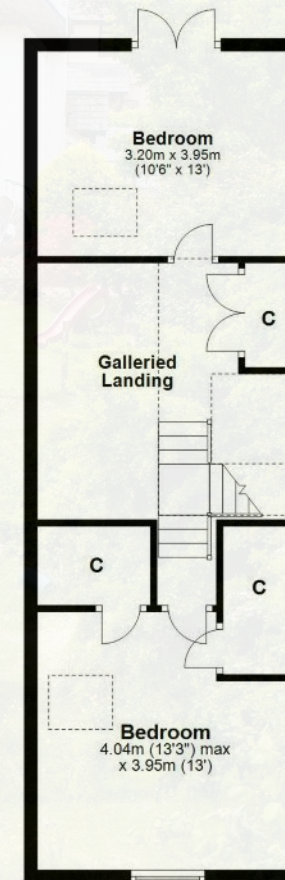
FLOOR PLAN

Ground Floor



Annexe & Garden Room

First Floor



Total area: approx. 137.0 sq. metres (1474.8 sq. feet)

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The Property Continued...

- The hallway then provides access via a door to a staircase leading up to three double bedrooms and one smaller bedroom, all of which feature vaulted ceilings.
- The principal bedroom benefits from fitted wardrobes, a light full outlook over the garden, as well as a splendid walk in ensuite shower. The principal bedroom also has a rural feel with a timber clad feature wall
- There is also a family bathroom comprising of a bath with shower over, WC, a hand basin with modern tiling throughout

Additional Accommodation...

- Currently arranged as a successful holiday let is a detached coach house style annexe, benefiting from an impressive lounge to the front of the property as well as a kitchen diner and private rear courtyard garden. There is also a stunning family bathroom with a P shaped bath/shower and modern tiling to complement this. There are two rooms upstairs that are currently arranged as bedrooms to sleep four people for holiday letting purposes.





Grounds & Gardens

This beautiful home features impressive outdoor spaces designed for both convenience and relaxation.

The property boasts a large gravelled driveway with an imposing gate, providing an elegant entrance and ample parking, including a spot next to the annexe and additional parking further down the drive.

The secure rear garden, approximately 0.5 acres, enclosed with fencing, offers a large terrace area perfect for enjoying the sun and beautiful, tranquil gardens. This garden seamlessly transitions into a picturesque, wilded area leading down to the river, where you can sit and enjoy the serene surroundings.

An impressive separate large office, built in 2022, with a pleasant view of the gardens is fully insulated therefore usable all year round. The office backs onto the garage, offering both functionality and aesthetic appeal. The double garage offers plenty of space for two cars as well as storage and also benefits from a car inspection pit.

The gardens are peaceful and private, with mature hedges creating a secluded atmosphere. Whether relaxing on the terrace, exploring the wilded garden, or working from the office, this outdoor space is a true haven.

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 right into the High Street towards Martin, continue for approximately 1/2 mile and the property can be found on your right.

Services

Energy Efficiency Rating: TBC

Water: Oil Fired In Main House & LPG In The Lodge

Heating: Oil Fired In Main House & LPG In The Lodge

Drainage: Private

Council Tax Band: F





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 next closest town would be Cranborne which benefits from a central village shop/post office, several good nearby public houses, two hotels with restaurants and the very popular Cranborne Garden Centre with café and gift shop. The beautiful New Forest National Park offers 140,000 acres of heathland and is a haven for outdoor pursuits including cycling, walking and horse riding.



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 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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