

Greenbank Farm House,

Damerham, Fordingbridge, SP6 3HE

SPENCERS



GREENBANK FARM HOUSE

DAMERHAM • FORDINGBRIDGE

An elegant and beautifully presented former farmhouse, believed to date from the 1700s, set within approximately 0.5 acres of land and occupying a peaceful and sought-after position in the heart of Damerham. Thoughtfully extended and sympathetically modernised, the property combines an abundance of period character with three reception rooms, three bedrooms, a one-bedroom ancillary annexe, 4/6 bay garage, stables, paddock and beautifully established gardens with lovely countryside views.

Ground Floor

Kitchen • Dining Room • Two Reception Rooms • Reading Snug/Study • Garden Room/Home Office • Utility Room • Cloakroom

First Floor

Three Bedrooms • En Suite WC to Bedroom Two • Family Bathroom

Annexe

Open-Plan Kitchen/Dining/Sitting Room • Double Bedroom • Utility Room • Shower Room

Outside

4/6 Bay Garage • Twin-Bay Stable Block • Holding Paddock • Chicken/Animal Pen

Guide Price £1,200,000

4 4 2





The Property

Believed to date from the 1700s, this attractive former farmhouse has been thoughtfully extended and sympathetically modernised, retaining a wealth of original features and period charm whilst providing comfortable and versatile modern living. The accommodation begins with a stained glass front door opening into an entrance lobby, which leads through to a wonderful pair of adjoining reception rooms. Both rooms are rich in character, with impressive fireplaces providing natural focal points. One features a striking Inglenook fireplace with inset wood-burning stove, whilst the other enjoys a triple-aspect outlook and an open fireplace.

Exposed timber beams, natural stone-paved flooring and a wealth of original features create warmth, texture and a wonderful sense of history, whilst the adjoining rooms offer excellent flexibility for both formal entertaining and relaxed family living.
The triple-aspect dining room provides an impressive entertaining space, with a vaulted ceiling and double French doors opening directly onto the rear garden. There is also a useful cloakroom cupboard.

The traditional farmhouse-style kitchen is dual aspect and fitted with a comprehensive range of floor and wall-mounted units beneath quartz-style work surfaces, complemented by tiled splashbacks and a useful peninsula breakfast bar. Integrated appliances include a fridge, freezer and dishwasher, whilst a Belling range cooker with extractor over provides a focal point.

Off the kitchen is a useful utility room with space and plumbing for washing appliances. A double-glazed rear stable door provides convenient access outside. Adjacent is a separate cloakroom, finished with tiled flooring and attractive part wood-panelled walls.

Opposite the dining area is a charming reading snug/study, providing a quiet and versatile space away from the principal reception rooms.

At the gable end of the property, double doors open into a delightful garden room, currently utilised as a home office. This particularly characterful room features exposed brickwork and beams, twin Velux windows and double doors opening onto the garden, creating a lovely connection with the outside.







The Property Continued

The first floor is approached via an open landing, which provides useful space for furniture and display.

Bedroom one is a well-proportioned double bedroom featuring fitted wardrobes, a chest of drawers, a characterful window seat and a traditional painted fireplace with decorative grate.

Bedroom two is another generous double bedroom positioned at the opposite end of the house. It benefits from fitted storage cupboards and an en-suite WC with wash hand basin.

Bedroom three is particularly characterful, with a feature Inglenook fireplace and delightful views across the open fields to the front.

The bedrooms are served by an independent family bathroom featuring a traditional roll-top bath with shower over. The central heating boiler is also located on this floor.

Throughout the house, there is a pleasing balance between period character and modern comfort. Exposed beams, brickwork, traditional flooring and feature fireplaces sit comfortably alongside the more contemporary improvements, creating a home with warmth, individuality and a strong sense of history.











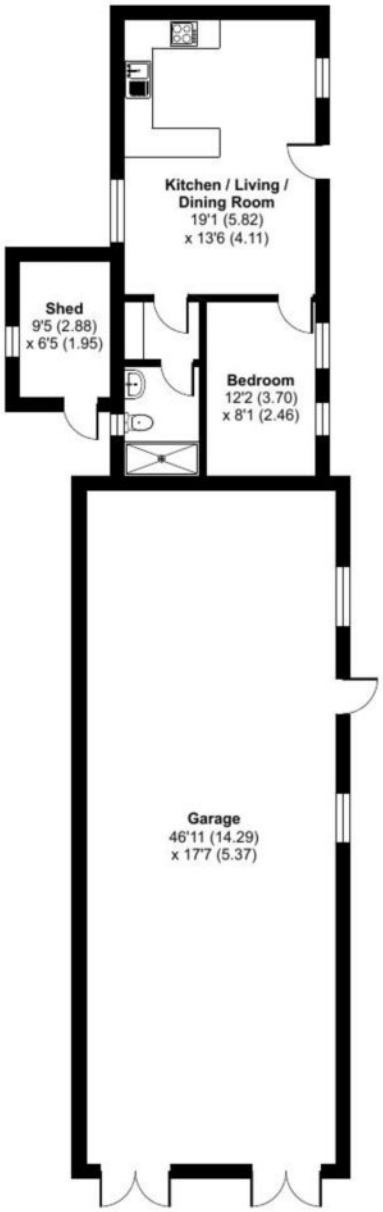



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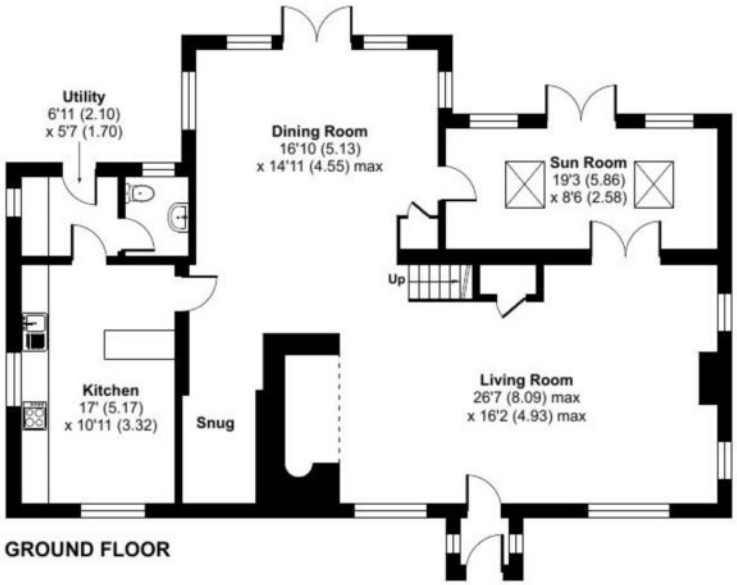
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Approximate Area = 2122 sq ft / 197.1 sq m
Annexe = 428 sq ft / 39.7 sq m
Garage = 826 sq ft / 76.7 sq m
Outbuildings = 308 sq ft / 28.6 sq m
Total = 3684 sq ft / 342.1 sq m
For identification only - Not to scale

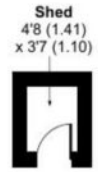


ANNEXE / GARAGE / OUTBUILDING 2

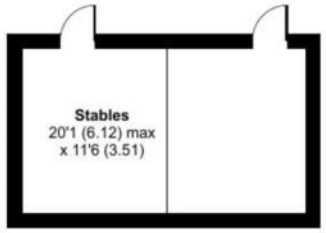




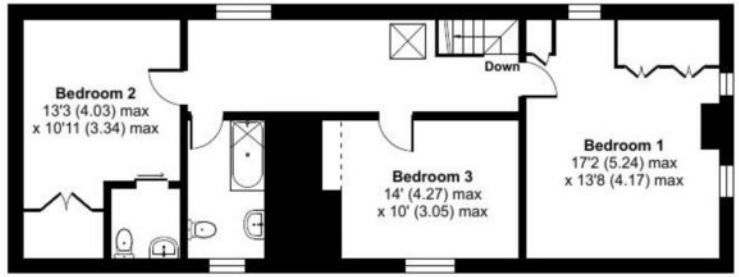
GROUND FLOOR



OUTBUILDING 3



OUTBUILDING 1



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Spencers of the New Forest Ltd. REF: 1528363





Outside

The property is approached via a shingled driveway providing ample parking and access to a 4/6 bay garage attached to a superb one-bedroom ancillary annexe.
The garage provides excellent garaging, storage and workshop space, whilst the adjoining annexe offers considerable flexibility for dependent relatives, guests or those requiring additional private accommodation close to the main house.
The annexe comprises an impressive open-plan kitchen, dining and sitting room, featuring attractive double-height barn-style windows which create an excellent sense of space and allow plenty of natural light into the room. A separate utility room leads through to a modern shower room with walk-in shower, whilst the well-proportioned double bedroom also benefits from a matching double-height barn-style window.

The annexe is ancillary to the main house and provides excellent additional accommodation without compromising the character or privacy of the principal residence.

The gardens are a particular feature, extending to approximately 0.5 acres, being principally laid to lawn and beautifully interspersed with mature shrubs, trees and colourful flower beds. The established planting creates a wonderfully informal and private setting, with a number of areas from which to enjoy the peaceful surroundings.

Two paved seating terraces provide excellent spaces for outdoor entertaining, together with a further al fresco dining area to the side of the property, enjoying lovely views across the surrounding countryside.

A charming brick-built bothy provides useful additional storage or workspace.
Further outbuildings include a twin-bay stable block, together with a holding paddock and separate chicken/animal pen. The combination of gardens, outbuildings and land provides considerable versatility and will appeal to those seeking a more rural lifestyle.





The Situation

The property enjoys a peaceful position in the heart of the highly regarded village of Damerham, surrounded by beautiful open countryside. The village has a strong rural character and provides a number of amenities within easy reach, including the renowned local public house, village school and ancient parish church. The surrounding countryside provides an abundance of wonderful walking routes, with footpaths and quiet country lanes leading directly from the village.

Fordingbridge is close by and provides a good range of everyday shops, services and amenities, whilst Ringwood and Salisbury are also readily accessible. The New Forest, Bournemouth and Southampton are within easy reach by road, providing access to a wider range of shopping, leisure and recreational facilities. For commuters, Salisbury provides a mainline railway station with services to London Waterloo. The A31 also provides convenient access towards Southampton, Bournemouth and the wider south coast.

Additional Information

Tenure: Freehold
Council Tax: F
Energy Performance Rating: F Current: 31 Potential: 77
Local Authority: New Forest

Services: Mains Water and Electric
Heating: Gas Heating
Drainage: Small Sewage Treatment Plant

Broadband: Broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Important Information

Spencers Property 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 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 fitments, 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.



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