



Chartwood Cottage

The Marsh, Breamore, Fordingbridge, SP6 2EF



SPENCERS



Re-thatched within the last year, this superb 17th-century country retreat is located in the quiet and picturesque hamlet of Breamore, close to the open forest.

The Property

This bright and spacious Grade II listed period cottage has been extremely well maintained and modernised by the current owners while retaining much of its appealing character throughout. The beautiful mature gardens wrap around the property and have been carefully landscaped, providing a most tranquil setting for this beautiful home.

- Entrance hall with attractive wood block flooring, giving access to the cloakroom which has recently been renovated.
- Impressive double aspect living room featuring exposed ceiling beams and beautiful inglenook fireplace with a wood-burning stove and original bread oven.
- Well-proportioned formal dining room with secondary staircase to the first floor.
- Generous kitchen/breakfast room comprising a range of fitted units with a Rangemaster and a triple aspect offering beautiful views of the gardens.
- Separate utility room providing space for appliances and housing the oil-fired boiler (replaced approximately 6 years ago).

£1,075,000

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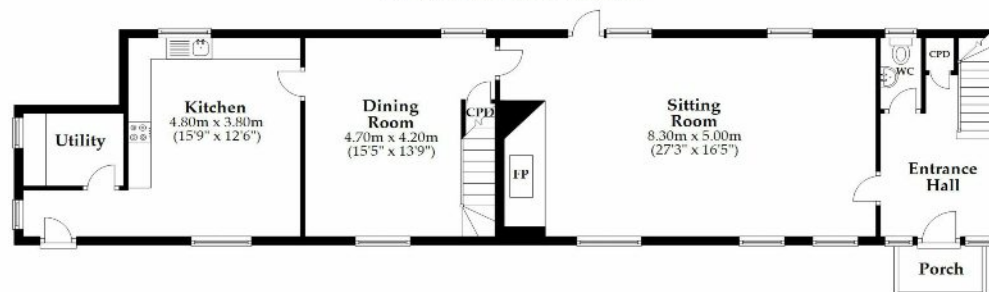


FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

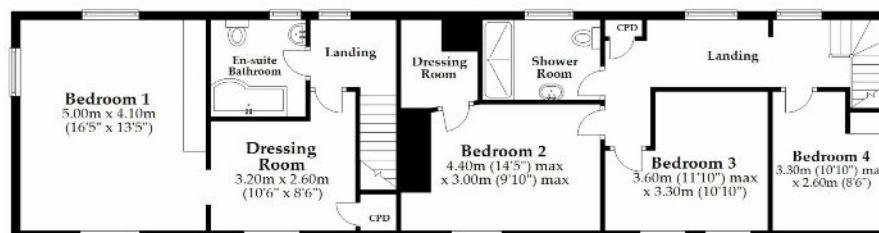
Ground Floor

Approx. 101.3 sq. metres (1090.7 sq. feet)



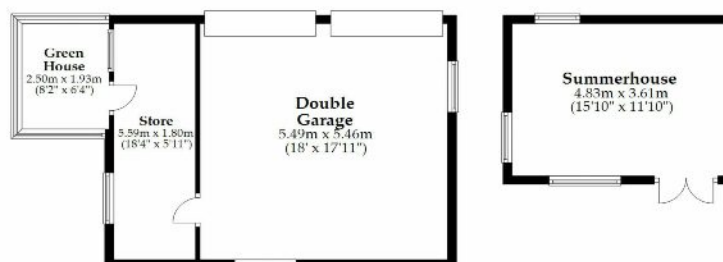
First Floor

Approx. 95.7 sq. metres (1030.5 sq. feet)



Outbuildings

Approx. 63.1 sq. metres (678.9 sq. feet)



Total area: approx. 260.1 sq. metres (2800.1 sq. feet)

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

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 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.

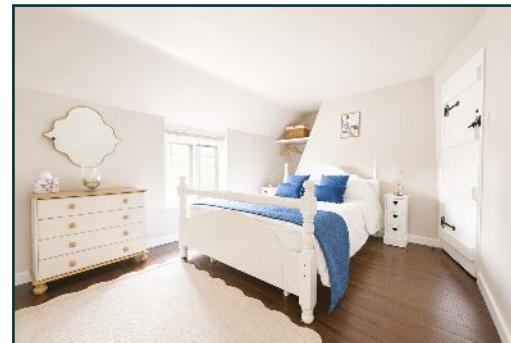


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The grounds amount to approximately a third of an acre and enjoy uninterrupted views over The Marsh; an ancient Memorial Green which is SSSI protected.

The Property Continued...

- Staircase to three first floor bedrooms, bedroom two benefiting from a walk-in dressing room, and a superb newly fitted family bathroom finished to an exceptional standard.
- A secondary staircase leads to the spacious and comfortable master suite, comprising of a beautifully appointed bedroom offering far reaching rural views, a separate dressing room and adjacent bathroom suite.



Property Video

Point your camera at the QR code below to view our professionally produced video.









Grounds & Gardens

The property is approached through a five bar gate to a graveled drive, providing parking for several vehicles, as well as a detached double garage with boarded loft space above and an adjoining workshop. The carefully maintained gardens wrap around the property and are a real stand out feature of this wonderful home, being beautifully landscaped and offering much privacy and sunlight. The garden consists of expanses of well-maintained lawns with two paved seating areas to enjoy the morning and evening sun, mature well-stocked flower and shrub borders and several fruit trees. Adjacent to the garage complex is a greenhouse, and a large summerhouse is located to the rear of the garden.

Directions

Proceed from Ringwood heading along the A338 Ringwood to Fordingbridge Road. Continue past Fordingbridge, staying on the same road until you reach the signpost for Breamore, then shortly you will see the sign for Woodgreen on your right. After entering the village take your first left turn opposite the Bat and Ball pub and continue behind the primary school and you will find the property shortly on your left hand side.

Additional Information

Energy Performance Rating: Not applicable, Grade II Listed

Council Tax Band: G

Tenure: Freehold

Services: Mains electricity and water. Private drainage via a septic tank.

Heating: Oil fired boiler

Broadband: FTTP - Fibre to the property directly. Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)

Mobile Phone Coverage: No known issues, please contact your provider for further clarity

Agents Note: Secondary glazing





The Situation

The property is conveniently situated in the idyllic rural village of Breamore, which benefits from a popular local pub and a charming primary school, while secondary education is available nearby at The Burgate School and Sixth Form. The neighbouring village of Woodgreen, approximately one mile away, offers an award-winning community shop and a highly regarded village pub. The town centre of Fordingbridge is around two miles distant and provides a wide range of shops, cafes and everyday amenities. The area is also well served by an excellent selection of respected schools, including The Trafalgar School at Downton, Hampshire Collegiate School, Chafyn Grove School, Salisbury Cathedral School, South Wilts Grammar School for Girls, Godolphin School and Bishop Wordsworth's School. The historic cathedral city of Salisbury lies approximately eight miles to the north via the easily accessible A338 and offers an excellent range of high street and independent shops, restaurants and cafes, together with a mainline railway station providing direct services to London Waterloo station. To the south, the attractive market town of Ringwood is also around eight miles away. The surrounding New Forest National Park is renowned for its outstanding natural beauty, extending to approximately 140,000 acres of heathland and woodland, ideal for walking, cycling and horse riding. For wider travel connections, both Bournemouth Airport and Southampton Airport are within convenient reach, offering a range of domestic and European destinations.

Points of Interest

As the crow flies:

Breamore Primary School	0.2 miles
Bat & Ball	0.3 miles
Woodgreen Award Winning Community Shop	1.3 miles
Burgate School & Sixth Form	1.7 miles
Fordingbridge Town Centre	3.3 miles
Ringwood Town Centre	8.9 miles
Cathedral City of Salisbury	9.1 miles
Salisbury Railway Station	9.3 miles



For more information or to arrange a viewing please contact us:

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