

Landlubbers Cottage

Alderholt Park, Alderholt, Fordingbridge, SP6 3EH

SPENCERS



LANDLUBBERS

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Quietly situated along a private country track, this impressive property enjoys an enviable rural setting surrounded by open countryside, an abundance of wildlife and far-reaching views in every direction. The grounds extend to approximately 1.5 acres and have been thoughtfully landscaped to create a wonderful parkland-style environment, with sweeping lawns, mature specimen trees, established flower beds, extensive terraces and a charming garden pagoda. An irrigation system serves the gardens, helping to maintain the grounds throughout the year.
The house is bright and exceptionally well proportioned, with an abundance of natural light, high ceilings and a wealth of character. Original features include a number of attractive sash windows and character radiators, complemented by modern double-glazed windows elsewhere.

Ground Floor

Kitchen • Dining Room • Sitting Room • Bedroom Four • Bedroom Five/Study • Utility • WC

First Floor

Principal Bedroom with En Suite • Two Further Bedrooms • Family Bathroom

Offers in Excess of £1,000,000 5 2 2





The Property

A covered entrance porch leads to a handsome front door opening into the welcoming entrance hall, with stairs rising to the first floor, useful storage beneath and a characterful dado rail.

The study / bedroom five is a particularly attractive room, featuring a corner bay window, feature fireplace with colourful tiled surround and wooden mantel, together with a useful shelved recess.

A ground floor double bedroom enjoys a bay window overlooking the front, with attractive wood-effect flooring and built in wardrobes.

The impressive dual-aspect sitting room is a wonderfully light and spacious reception room, with two pairs of double-glazed doors opening directly onto the gardens. The room is centred around a raised Villager wood-burning stove set within a stone surround and hearth, creating an attractive focal point.

The formal dining room is also dual aspect and full of character, featuring exposed brick walls, French oak flooring and doors with a wide bay window fitted with bespoke built-in box seating incorporating useful storage beneath. The doors open onto the paved terrace overlooking the stunning grounds.

The Clive Christian kitchen forms an impressive heart to the home, fitted with a comprehensive range of quality wooden wall and floor units beneath contrasting work surfaces. Features include a Belfast sink, space for a range of appliances and a substantial central island incorporating a breakfast bar. The kitchen opens into a rear lobby/breakfast area, where floor-to-ceiling windows provide wonderful views across the garden and allow an abundance of natural light into the space.

A useful utility room provides additional storage and houses the water softener, together with a boiler cupboard. A separate ground floor cloakroom/WC completes the ground floor accommodation.







The Property Continued

From the entrance hall, stairs rise to the first floor, where there are three bedrooms and a versatile nursery / dressing room, together with the family bathroom.

The principal bedroom suite is a particularly spacious dual-aspect room, with double-glazed doors opening onto a balcony and enjoying far-reaching views across the surrounding countryside. There are fitted wardrobes and a private en-suite shower room.

Bedroom two is another well-proportioned dual-aspect double bedroom with built-in storage and a connecting door into a further room, currently arranged as a nursery/dressing room, but offering flexibility for use as a child's bedroom, or additional living space.

Bedroom three is a further double bedroom enjoying lovely views over the surrounding countryside.

The bedrooms are served by an independent family bathroom, fitted with a corner bath and separate walk-in shower.

Property Video

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









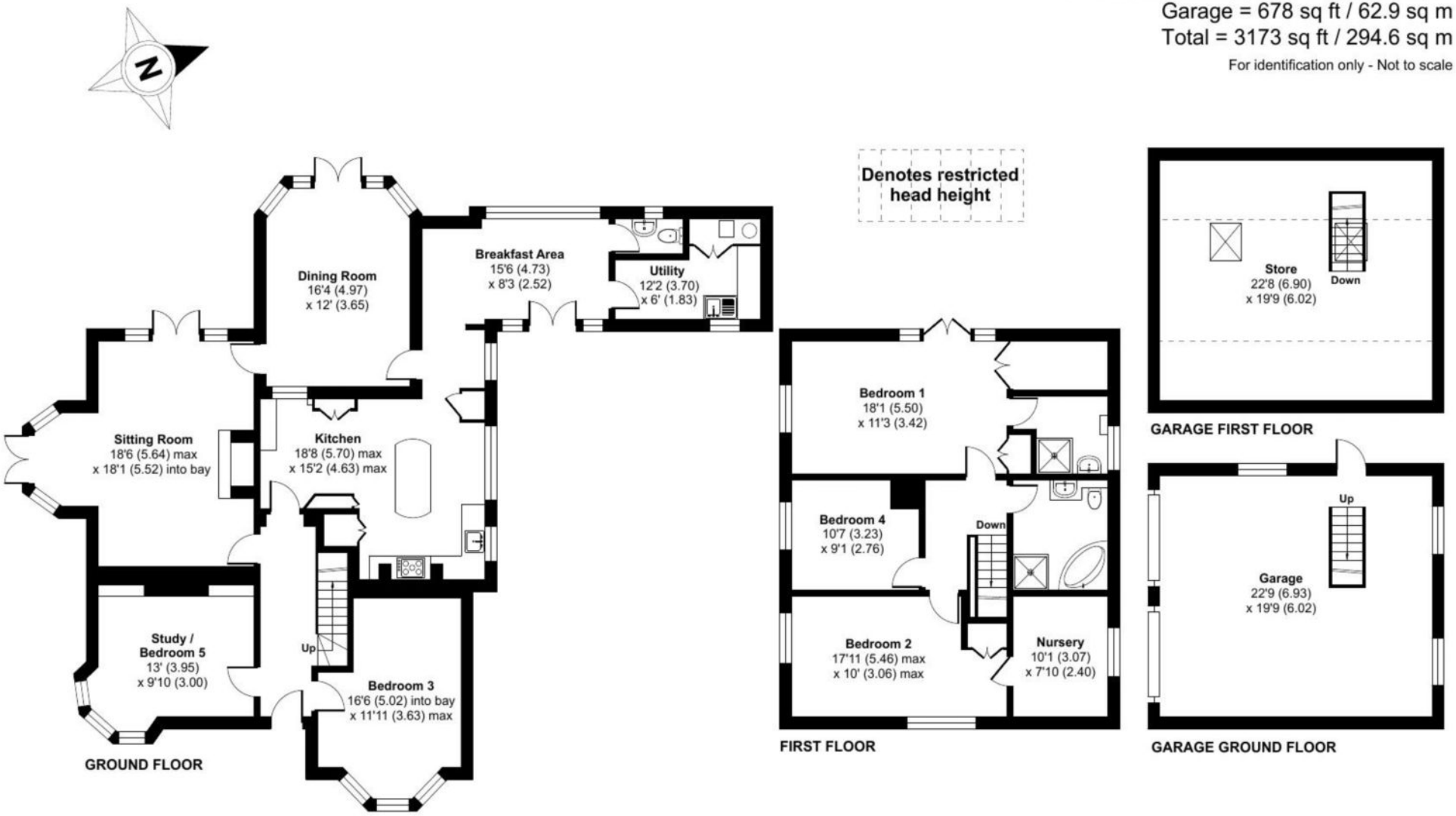






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Approximate Area = 2279 sq ft / 211.7 sq m
Limited Use Area(s) = 216 sq ft / 20 sq m
Garage = 678 sq ft / 62.9 sq m
Total = 3173 sq ft / 294.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Outside

The property is approached via a particularly attractive country track, passing through a five-bar gate before opening onto a wide, sweeping gravelled driveway providing extensive parking and access to the detached double garage.

The detached double garage provides excellent garaging and storage, with versatile room above offering considerable potential for a home office, studio, gym, hobbies room or ancillary accommodation, subject to any necessary consents.

The gardens are undoubtedly one of the property's most impressive features. Extending to approximately 1.5 acres, they have been beautifully planted and maintained, creating an exceptional parkland-style setting. Sweeping lawns are interspersed with a diverse range of mature specimen trees and colourful established flower beds, while a productive vegetable garden provides further interest.

A delightful stand-alone garden pagoda provides an attractive place from which to enjoy the surroundings, while a paved terrace adjoining the house incorporates a feature well and provides an ideal area for outdoor entertaining.

Beyond the formal gardens, the grounds open out to provide magnificent far-reaching views across the neighbouring valley and surrounding countryside. The combination of mature planting, open lawns, secluded seating areas, abundant wildlife and uninterrupted rural views creates an exceptionally peaceful and private environment.

The property benefits from an irrigation system, helping to maintain the extensive gardens throughout the year.





The Situation

Alderholt Park occupies a pleasant position within the popular Dorset village of Alderholt, surrounded by attractive countryside and within easy reach of the New Forest National Park. The village offers a useful range of everyday amenities, including a convenience store, post office, public house, village hall and primary schooling. The nearby town of Fordingbridge provides a wider selection of shops, schools and leisure facilities, while Ringwood and Verwood are also readily accessible. The area is well suited to those seeking a rural lifestyle while retaining convenient road connections to the surrounding towns and villages.

Additional Information

Tenure: Freehold
Council Tax: G
Energy Performance Rating: D Current: 58 Potential: 66

Property Construction: Traditional brick and block with a tiled roof

Services: Mains electricity and water. Private drainage via a septic tank which the property has the sole use of, the tank is located within the boundary of the property. There is no mains gas supply.
Heating: Oil

Broadband: Standard broadband with speeds of up to 12 Mbps is available at the property (Ofcom)

Parking: Private driveway and garage

Agents Note: The property enjoys full access rights over via a lane for which there is a responsibility to contribute to occasional maintenance.

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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