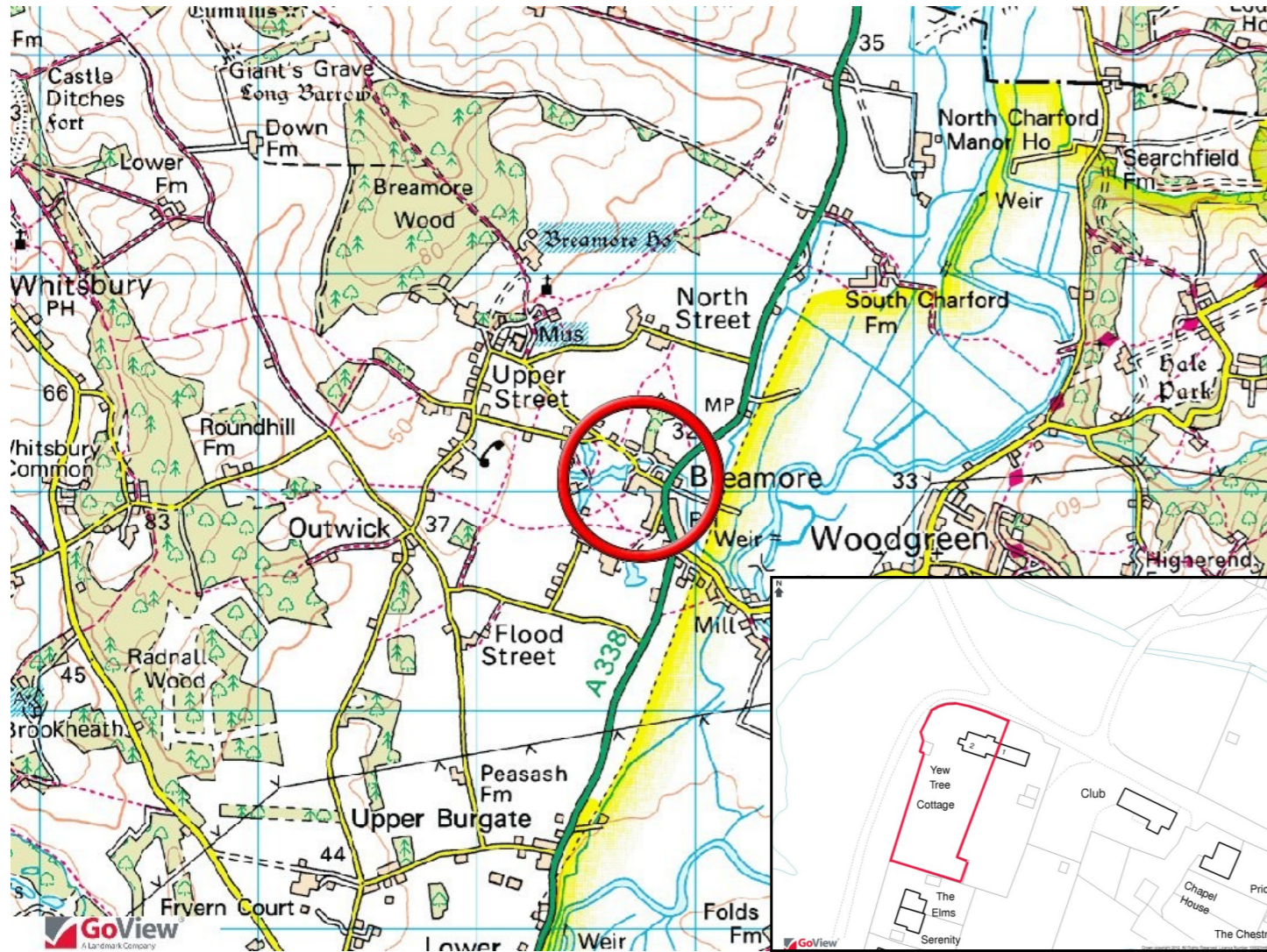


2 Yew Tree Cottage, The Marsh, Breamore, Fordingbridge, Hampshire SP6 2EL



A delightful and characterful, grade II listed, 17th century country cottage in generous garden grounds adjoining Breamore Marsh.

Hall, cloaks/WC, sitting room with inglenook fireplace, dining room, rear porch, kitchen/breakfast room with AGA, 3 bedrooms, bathroom/WC. Garage & workshop. Large garden - about 0.3 acre. EPC band E.

Price Guide: £685,000 Freehold

Viewing : Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents.

Outgoings: Council tax band: E Amount payable : 2024/25: £2575.59

Services: Mains water and electricity. Private drainage.

Location: The cottage enjoys an enviable & sought after position on the edge of Breamore Marsh which forms part of the historic Breamore Estate, the main house completed in 1583.

To locate: From our office in Fordingbridge, proceed towards Salisbury on the A338. After approximately 3 miles, when reaching the village of Breamore continue past the School turning left where signposted Breamore House. The property will be found after a short distance on the left hand side.

The village of Breamore has a well-supported village pub, village hall, tea room and church with an excellent community run post office/general stores in nearby Woodgreen. Easy access to thousands of acres of the heath and woodlands of the New Forest and downland countryside to the west of Breamore, ideal for the outdoor enthusiast.

Nearby Fordingbridge offers further facilities with a range of independent shops and eateries, a building society, public library, medical centre and churches of various denominations. There is a primary school in the village which falls within the catchment area for the Burgate Secondary School & Sixth Form in Fordingbridge. The area is convenient for access to a number of important centres with Salisbury some 9 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth approximately 20 miles to the south and the port of Southampton 18 miles distant. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3080.

The cottage which has been updated and well maintained by the current owner, is grade II listed and dates from, we believe, 1636 and exhibits a wealth of period features with exposed beams and in particular an impressive inglenook fireplace in the well proportioned sitting room. Most of the original estate forged windows remain and in the stairwell there is further evidence of the construction materials used with a panel of wattle & daub.

The well arranged accommodation is as follows:

Timber entrance door:

Entrance hall: Electric storage heater. Stairs to first floor, with built-in cupboard under.

Cloakroom: WC. Washbasin. Storage recess with shelves fitted.

Study/Dining Room: Under stairs cupboard. Door to porch.

Sitting Room: Double aspect secondary glazed windows. Offering a wealth of exposed oak timbers and a Inglenook fireplace with wood burning stove and original bread oven. Electric storage heater.

Kitchen: Exposed beams. Inglenook with oil fired AGA. Fitted with a range of base cupboards, drawers and wall units. Oak work surfaces. Polycarbonate sink. Electric oven. 2 burner hob. Space for fridge/freezer.

Enclosed porch: Door to garden.

Stairs from hall to first floor landing: Cloaks cupboard. Loft access.

Bedroom 1: Built-in wardrobes. Electric heater.

Bedroom 2: Built-in wardrobe and linen cupboard with pressurised hot water cylinder. Electric heater.

Bedroom 3: Storage heater.

Bathroom: Panelled bath. Washbasin. WC. Built-in storage cupboard.

Outside: The attractive and established garden comprises a pretty cottage style front garden area contained with a low brick boundary wall, planted with seasonal primroses, bluebells and foxgloves. The remainder of the garden is well-planted with mature shrubs and borders, kitchen garden with fruit cage and a mature orchard.

A five bar gate leads to a parking area and timber framed garage with adjoining workshop, stainless steel sink with cold water supply, power and light. Sheds.



GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2024