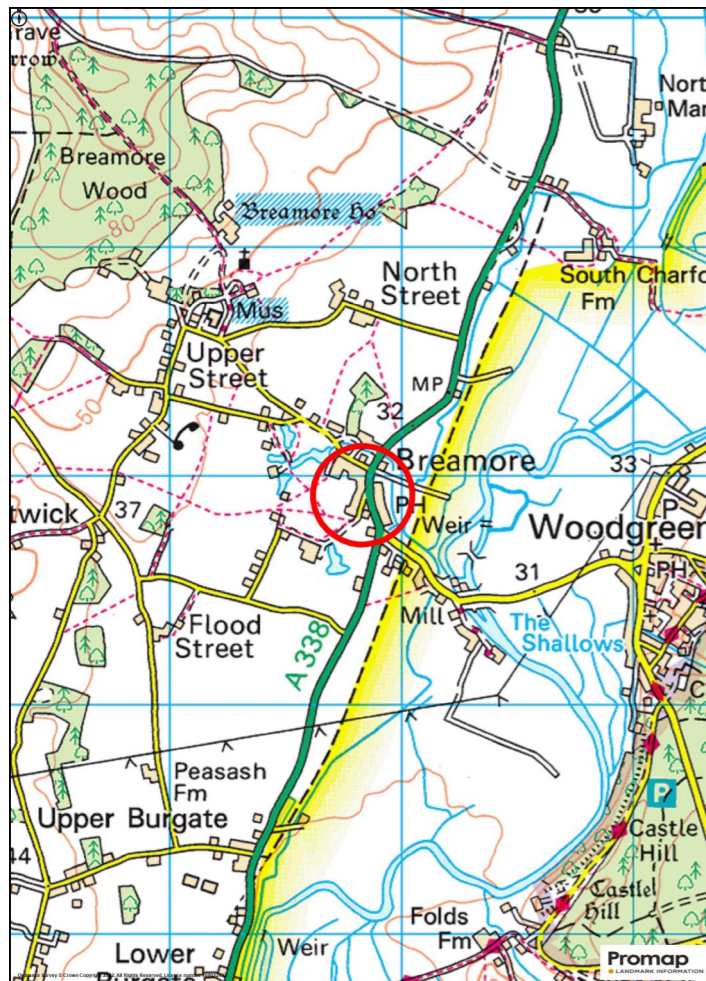


### Clements Cottage, Salisbury Road, Breamore, Fordingbridge, Hampshire SP6 2EA



A charming and characterful grade II listed thatched cottage located centrally within a popular, sought after village.

Enclosed entrance porch, kitchen, utility room, sitting room, dining room, study, double bedroom and bathroom/WC. Car barn. Garage with store and home office. South facing garden. Generous parking.

**Guide price: £475,000 Freehold**

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH  
Tel: 01425 655333 E-Mail: [post@adriandowding.co.uk](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://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: D Amount payable: 2024/25: £2,107.30

**Services:** Mains water and electricity. Private drainage.

**Location:** The cottage is located centrally within the popular village of Breamore which lies between the chalk downs to the west and New Forest National Park to the east.

**To Locate:** From our office in Fordingbridge, head towards Salisbury and join the A338 at Burgate. After approximately 2 miles, on entering the village, the cottage will be found on the left hand side shortly after the village school.

The village of Breamore, recorded as Brummor in 1086 and possibly derived from Old English "Brommer" meaning broom (covered) marsh, is convenient for easy access to a number of important centres. Salisbury, where there is a main line rail station to London (Waterloo) is 9 miles to the north connected by regular X3 bus service to Fordingbridge (3 miles), Ringwood (8 miles) and (Bournemouth (20 miles) to the south. The M27 can be reached at Cadnam via Fordingbridge and the B3078.

The village has a public house with an excellent community shop in the neighbouring New Forest village of Woodgreen. Fordingbridge has a selection of independent shops and eateries, a medical centre, & library. The picturesque Saxon Parish Church is a short walk from the cottage.

The cottage, which is grade II listed, dates from the 17th century and exhibits period features including exposed beams, a bread oven in the sitting room and a well located in the front garden. The property has been extended and reconfigured during the current ownership and offers flexible and well-arranged accommodation benefitting from a sunny, south and west facing aspect.

**Enclosed entrance porch:** Cloaks cupboard. Electric storage heater.

**Dining room:** 2 velux windows. Electric storage heater.

**Sitting room:** Inglenook fireplace (not in use) with bread oven. 2 electric storage heaters.

**Study/occasional bedroom:** Quarry tile floor. Original front door (currently not used).

**Kitchen/breakfast room:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Electric oven and hob with extractor over. Washing machine, dishwasher and under counter fridge, included in the sale. Electric storage heater. Amtico floor.

**Utility area:** Built in storage cupboard. Electric point for AGA if required. Amtico floor.

**Stairs to first floor:**

**Bedroom:** Fitted wardrobes. Loft access. Electric storage heater.

**Bathroom:** Panelled bath. WC. Pedestal washbasin. 2 heated towel rails. Hot water cylinder. Electric storage heater.

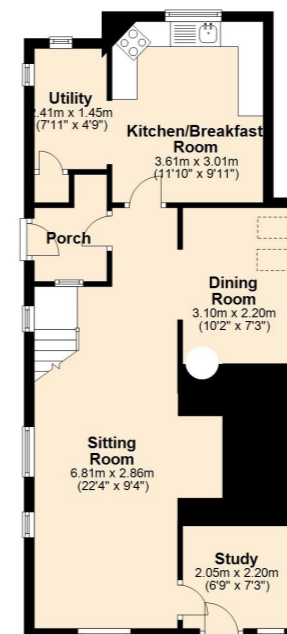
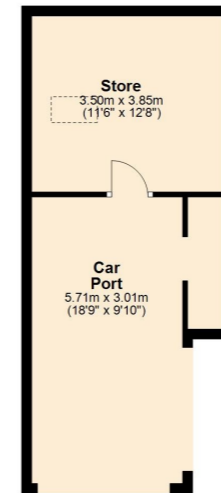
**Outside:** The property is approached through a five bar gate to a generous gravel driveway leading to an open oak framed carport and open garage with storage and door to:

**Home office/Store:** Velux window. Power points and electric storage heater. Fitted shelves.

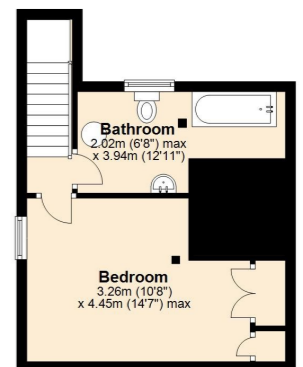
The attractive, south and west facing gardens are laid mainly to lawn and enclosed by established hedging, a patio area adjoins the rear of the property. A pedestrian gate at the end of the garden adjoins a footpath leading to Breamore marsh and open countryside beyond.



**Ground Floor**  
Approx. 92.5 sq. metres (996.1 sq. feet)



**First Floor**  
Approx. 28.6 sq. metres (307.9 sq. feet)



Total area: approx. 121.1 sq. metres (1304.0 sq. feet)